



Guide Price £250,000 Freehold



Craylands Lane, Swanscombe





## PROPERTY DESCRIPTION

GUIDE PRICE £250,000 - £275,000 • RE/MAX SELECT are delighted to offer for sale this newly renovated Victorian house, situated on a popular road close to schools, amenities including Bluewater Shopping Centre, and transportation links including Swanscombe Station with Thameslink.

This spacious property comprises 2 DOUBLE bedrooms, living room, newly fitted kitchen, and newly fitted downstairs family bathroom. Further benefits include double glazing, gas central heating, 50ft (approx) rear garden, and off street parking.

Total Area Internal approx: 583.83 sq ft (54.24 sq m). EPC D64

## FEATURES

- Newly renovated Victorian house
- 2 double Bedrooms
- Living room
- Newly fitted kitchen
- Newly fitted bathroom
- Off street parking
- 50ft (approx) rear garden





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Living Room

3.50m x 2.86m (11' 6" x 9' 5") Laminate flooring, ceiling coving, dado rail, fitted cupboards, understairs storage, double glazed windows.

#### Kitchen

3.50m x 2.66m (11' 6" x 8' 9") Laminate flooring, ceiling coving; range of soft-closing wood wall and base units with tiled splashback; stainless steel sink and drainer unit; fitted gas hob, fitted oven, stainless steel extractor hood, integrated fridge/freezer, radiator.

#### Conservatory

Tiled flooring, radiator, double glazed windows, double glazed uPVC door.

#### Family Bathroom

3.06m x 1.86m (10' 0" x 6' 1") Tiled flooring, tiled walls; bath with shower-mixer; wash-hand basin, w/c, radiator, wall-mounted combination boiler, double glazed windows.

### FIRST FLOOR

#### Landing

Carpeted, ceiling coving.

#### Bedroom

3.54m x 2.89m (11' 7" x 9' 6") Carpeted, ceiling coving, radiator, double glazed windows.

#### Bedroom

3.53m x 2.68m (11' 7" x 8' 10") Carpeted, ceiling coving, radiator, double glazed window; access to loft.

### EXTERNAL

#### Front Garden

Rendered wall, decorative shingled area.

#### Rear Garden

Approximately 50ft; lawn, outdoor tap; rear access.

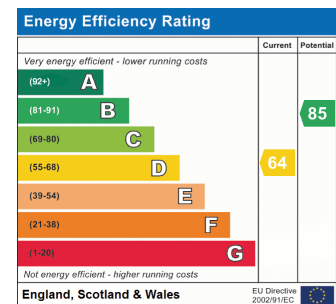
#### Rear Driveway

Approximately 15ft concreted area for off street parking.

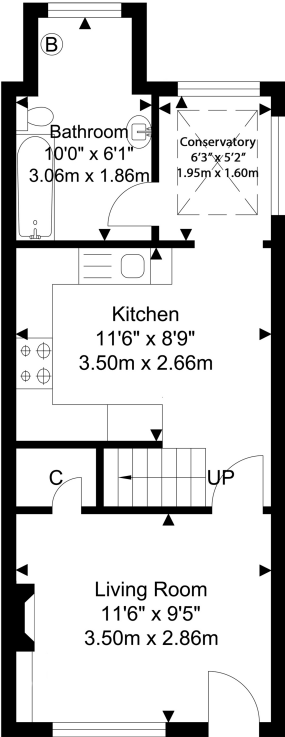


#### Information:

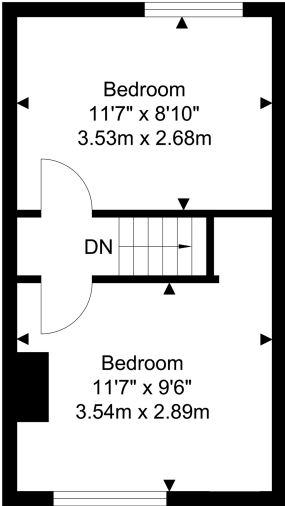
- 0.5 miles (approx) to Swanscombe Station with Thameslink
- 1.3 miles (approx) to Ebbsfleet International Station
- 1.4 miles (approx) to Bluewater Shopping Centre
- Council Tax: Band B



FLOORPLAN



Ground Floor  
Approximate Floor Area  
338.63 SQ.FT.  
(31.46 SQ.M.)



First Floor  
Approximate Floor Area  
245.20 SQ.FT.  
(22.78 SQ.M.)

TOTAL APPROX FLOOR AREA 583.83 SQ. FT / 54.24 SQ. M  
For Identification Purposes Only.

