



## CRAYLANDS LANE

SWANSCOMBE

£1,150

# Craylands Lane

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Are You Looking For A Charming Victoria Home With Parking To The Rear? Then This Home Could Be For You.

The abode on the ground floor benefits from having a lounge with a feature fireplace and this leads onto a contemporary 12'7 x 11'7 kitchen / dining room and then follows onto a lobby area and a modern bathroom. With the lobby allowing access to a secluded and well maintained 33' rear garden with a 17'4 x 8'2 detached garage at the end with good vehicular access. Whilst on the first floor off the landing are two double sized bedrooms. The property also benefits from being fully double glazed and gas centrally heated throughout.

The property is located within walking distance to Swanscombe, Ebbsfleet International train station and Swanscombe village, which offers three local public houses and all are very welcoming. The property is also near to a local leisure centre and two good parks. Close by are many good primary and secondary schools, so education is covered for all ages. Near to Bluewater Shopping Centre which is filled with many shops, restaurants and entertainment for everyone and you will be well connected to the major road networks.

Please call Anthony Martin Estate Agents now to arrange a viewing. EPC rating E.

## SUMMARY OF ACCOMMODATION

### Ground Floor

#### Lounge

12'7 x 11'3 (3.84m x 3.43m)

#### Kitchen

12'7 x 11'7 (3.84m x 3.53m)

### Lobby / Utility room

#### Bathroom

6'2 x 6' (1.88m x 1.83m)

### First Floor

#### Landing

#### Bedroom One

12'7 x 11'4 (3.84m x 3.45m)

#### Bedroom Two

11'6 x 9'10 (3.51m x 3.00m)

### Exterior

#### Rear Garden

32'10 x 12'6 (10.01m x 3.81m)

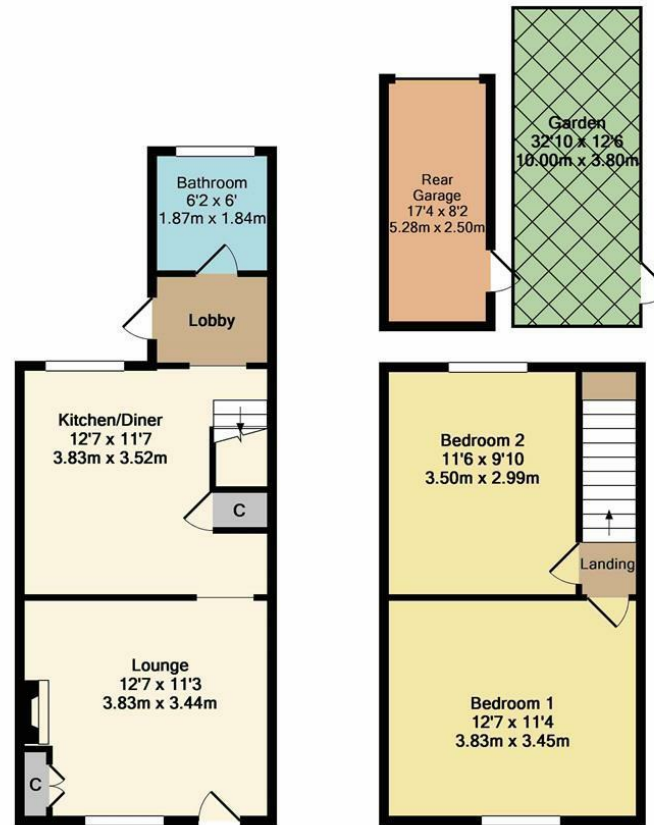
#### Detached Garage

17'4 x 8'2 (5.28m x 2.49m)

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APPROX. GROSS INTERNAL FLOOR AREA 704.00 sq ft



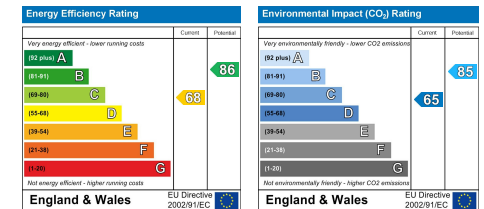
Ground Floor  
Approx. Floor  
Area 349 Sq.Ft.  
(32.4 Sq.M.)

1st Floor  
Approx. Floor  
Area 355 Sq.Ft.  
(33.0 Sq.M.)

Total Approx. Floor Area 704 Sq.Ft. (65.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

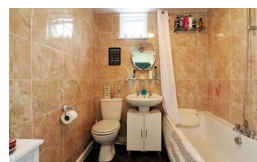
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