



**Park View, Swanscombe, DA10 1BJ**  
Offers in excess of £600,000

**TC** Town  
& City  
Homes

GUIDE PRICE £600,000 - £625,000

SIMPLY STUNNING! - OPEN HOUSE 14th April Call To Book Your Appointment -

It is not often a house this good comes to the market in such a great location. Positioned at the end of a cul-de-sac, overlooking the park, and benefitting from a driveway that can fit 3/4 cars on, is almost unheard of when searching for modern homes! Call Town and City Homes today to book your viewing so you can see just how good this family home is.



When the current owners extended the living space of their house they immediately found more enjoyment in their home life. Their lifestyle was enhanced with a more sociable space to enjoy with friends/ family, and I can certainly see why.

The ground floor offers a Sitting Room to the front of the house where you can enjoy a more private setting, or maybe a games room for the children. To the rear, overlooking the garden is a gorgeous open-plan Kitchen, Dining, and Living room which is simply stunning. The large bi-folding doors open up, and the garden becomes part of this fabulous space creating the lifestyle so many crave now.

The garden has been designed for maximum enjoyment with a cooking area, seating area, vegetable plot (especially useful at present), and various fruit trees to add to the experience of living here.

There is also a handy Utility Room and Cloakroom/WC on this level.

Upstairs there are four very good size bedrooms with the main bedroom benefiting from an ensuite and the modern family bathroom services the remaining.

The position of this house, in my opinion, is one the best on this development as not only does it look out onto green open space but it also benefits from no passing traffic, being on the end. Another bonus is the almost impossible-to-find, driveway which comfortably fits 3/4 vehicles. This will be so useful for a multi-car family.

The development has its own school, community centre and plenty of open green spaces with parks and tennis courts. There are cycle lanes and wide footpaths as they have planned this development with families and professionals in mind. Within walking distance there is a local pub/restaurant and shop for your convenience along with cafe/wine bar

and chemist.

Ebbsfleet Station will get you to St Pancras in about 18 mins, and the A2/M2/M25 are minutes away. Bluewater shopping centre is just down the road and the new theme park being built within the Swanscombe area is going to be one of the most exciting developments we have seen in the South East

### Entrance Hall

**Cloakroom/ WC 4'8 x 3'4 (1.42m x 1.02m)**

**Sitting Room 16'5 x 10'11 (5.00m x 3.33m)**

**Kitchen/ Diner 19'6 x 12'2 (5.94m x 3.71m)**

**Utility 5'2 x 5'2 (1.57m x 1.57m)**

**Open Plan Living 18'3 x 9'9 (5.56m x 2.97m)**

### Landing

**Main Bedroom 12' x 10'5 (3.66m x 3.18m)**

**Ensuite 7' x 5'4 (2.13m x 1.63m)**

**Bedroom 2 10'11 x 9'11 (3.33m x 3.02m)**

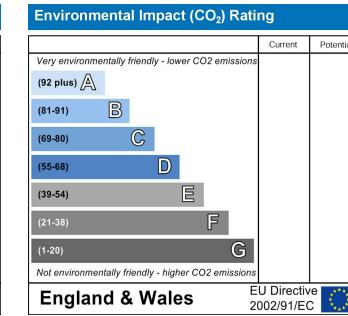
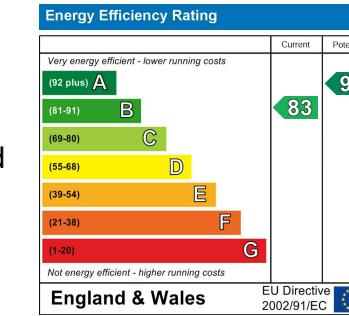
**Bedroom 3 9'10 x 7' (3.00m x 2.13m)**

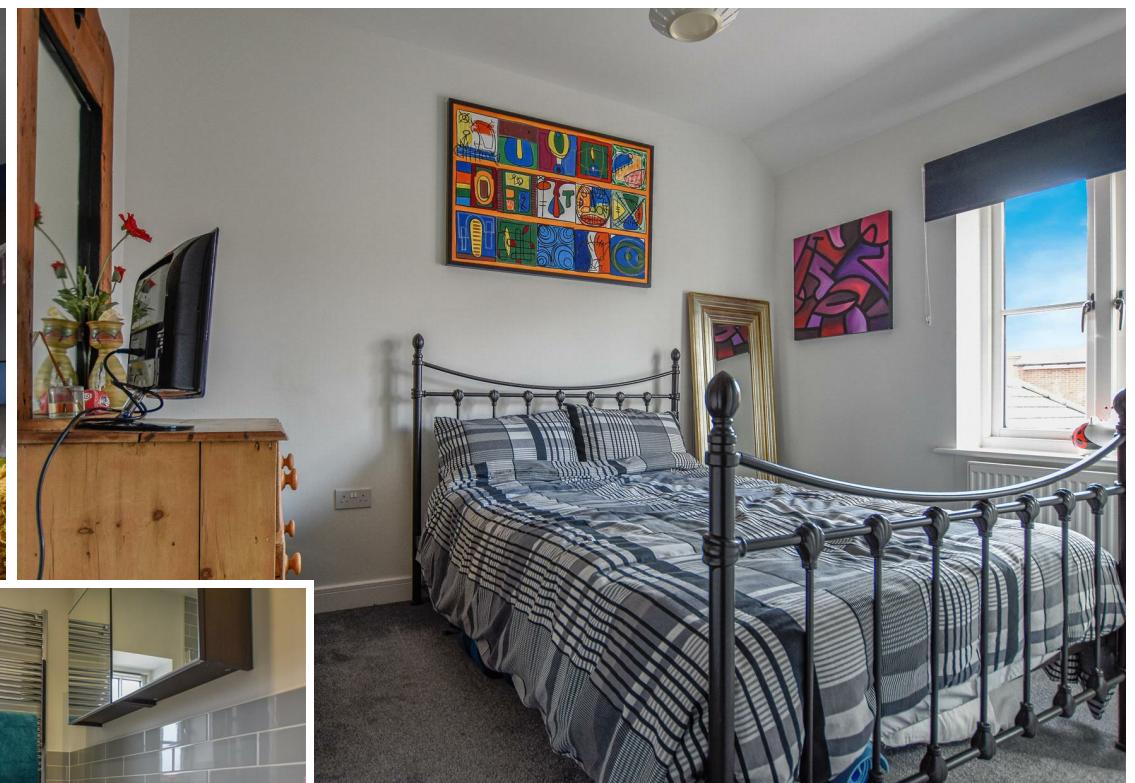
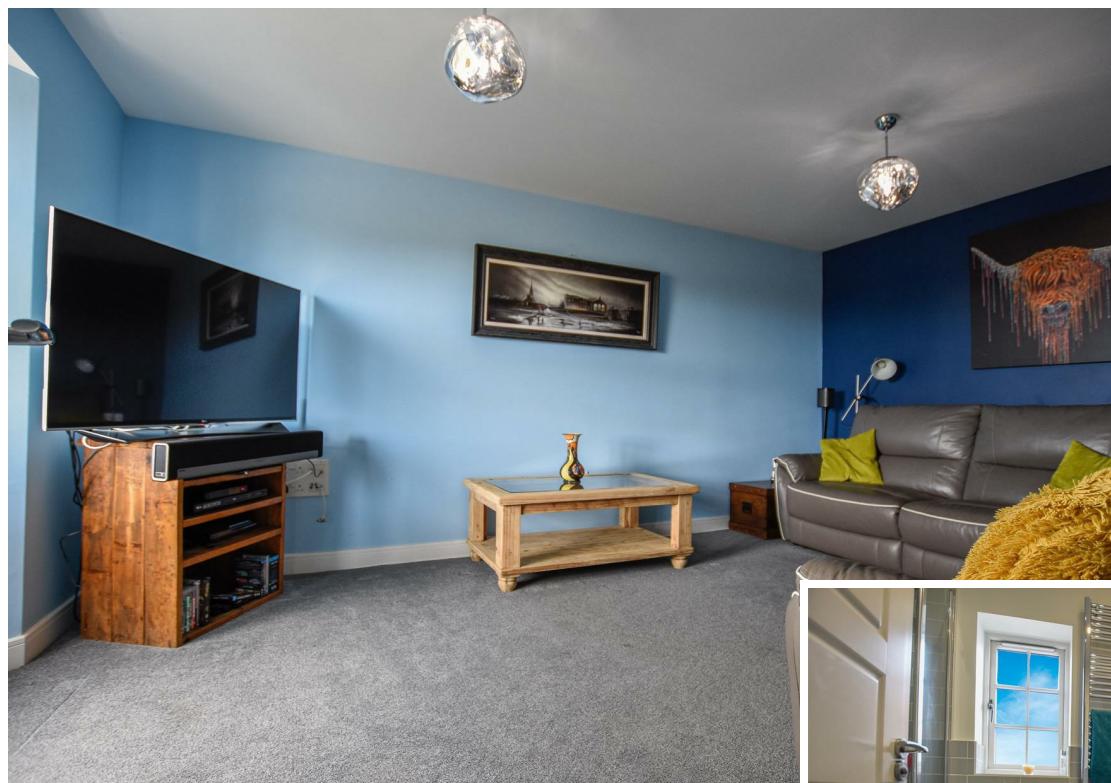
**Bedroom 4 8'9 x 7'9 (2.67m x 2.36m)**

**Bathroom 7' x 5'6 (2.13m x 1.68m)**

**Garden 30' (9.14m)**

**Garage 23'7 x 10'9 (7.19m x 3.28m)**



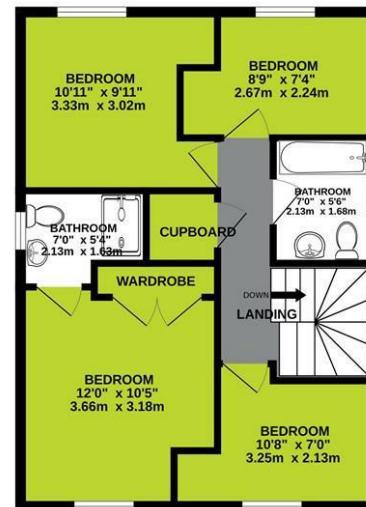




GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 1528 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 sales 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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