



Swaisland Road, , DA1 3BZ
Guide price £425,000



GUIDE PRICE £425.000 - £450.000. Positioned on a popular street in WEST DARTFORD nearby to Crayford Station &

sought after schooling, to include DARTFORD GRAMMAR SCHOOL is this STUNNING, EXTENDED FOUR BEDROOM, SEMI DETACHED family home. Providing STYLISH DECOR throughout and benefitting from a Lounge, OPEN PLAN KITCHEN/DINING ROOM with views to the garden, gorgeous SKYLIGHTS and a shower room all to the ground floor, to the first floor are three bedrooms & MODERN FAMILY BATHROOM whilst the LOFT CONVERSION provides the fourth bedroom & access to eaves storage space. The garden is beautiful & is a perfect outdoor space for a growing family. We HIGHLY RECOMMEND viewing this property to fully appreciate everything on offer.

Front
11'11" x 18'10" (3.65 x 5.76)
Off Road Parking

Entrance Hall

Lounge
11'11" x 11'1" (3.65 x 3.40)

Ground Floor Shower Room
5'10" x 4'10" (1.78 x 1.48)

Kitchen/Dining room
24'8" x 15'8" (7.53 x 4.80)

Utility Room
5'9" x 4'8" (1.77 x 1.44)

First Floor Landing

Master Bedroom
11'0" x 10'5" (3.36 x 3.19)

Bedroom Two
10'5" x 9'1" (3.20 x 2.78)

Bedroom Four
6'11" x 6'0" (2.11 x 1.84)

Family Bathroom
7'3" x 6'0" (2.22 x 1.83)

Staircase to Loft Conversion

Bedroom Three
13'1" x 11'0" (4.01 x 3.37)
Accessed via staircase from first floor landing.

Eaves Storage
Multiple eaves storage access points.

Garden
42'6" x 19'9" (12.96 x 6.04)

Additional Information
TENURE
Freehold.

COUNCIL TAX
Dartford Council - Band D.

COMMUTING
Crayford Station - 0.9 Miles
(Zone 6)

SCHOOLING
West Hill Primary Academy - 0.4
Miles.
Our Lady's Catholic Primary
School - 0.8 Miles.
Dartford Grammar School - 0.8
Miles.

Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon

inspection and also by your solicitor before legal commitment to the purchase.





Swaisland Road, DA1

SCHEMATIC DATE
11/03/2020

LATITUDE/LONGITUDE
40.907384

GROSS INTERNAL AREA
115.0 Sqm / 1237.8 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
115.0 Sqm / 1237.8 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
105.4 Sqm / 1134.6 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
20.1 Sqm / 216.4 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms, heights and widths are the maximum points of measurements mentioned in this plan.



IPW128 RESIDENTIAL
113.4 Sqm / 1220.7 Sqft

IPW130 RESIDENTIAL
106.5 Sqm / 1145.9 Sqft

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(01-05) A		
(81-90) B			(06-10) B		
(69-80) C			(11-15) C		
(55-68) D			(16-20) D		
(39-54) E			(21-25) E		
(21-38) F			(26-30) F		
(1-20) G			(31-35) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/29/IEC

76

49

78

52