



39, Sun Road,
Swanscombe, DA10 0BH

£260,000



- SOLD BY SEALEYS WALKER JARVIS
- 1st floor Bathroom
- Two Reception Rooms
- No onward Chain



39 Sun Road, Swanscombe, Kent, DA10 0BH



LOCATION:

Located in a no-through road in Swanscombe leading to Church Road and the High Street, with amenities including an array of shops, eateries, pharmacy, vets and local convenience stores where you can pick up your every day essentials. Ebbsfleet International railway is within 1 mile with its high-speed rail service to London St Pancras (journey time around 19 minutes) and Swanscombe station, with services direct to London Charing Cross is within half a mile, making it an ideal location for commuters. There are primary and secondary schools within the catchment area and local parks within walking distance. If you fancy some retail therapy, then Bluewater is within easy access where you can also enjoy a choice of restaurants and cafe bars or a trip to the cinema.



DESCRIPTION:

A traditional brick built terrace house built around the early 1900's with immediate vacant possession. The house comprises separate lounge and dining rooms, a fitted kitchen with built in oven and hob, an external utility room, first floor bathroom off the landing and two double bedrooms. The property benefits from Gas Central Heating & double glazed windows throughout. The rear garden offers an essential outside space. Whether you are a first time buyer, or looking for a property to let out, then this house could be right up your street.

FRONTAGE:

Carved wood front door leading into entrance lobby. Door to Lounge:



LOUNGE:

Double glazed window to front, carpet, radiator, picture rail, under stair storage cupboard with gas and electric meters and electrical consumer unit.

DINING ROOM:

Double glazed window to rear, picture rail, carpet, radiator, built in storage cupboard. Door to:

KITCHEN:

Double glazed window and door to side. White wall and base cupboards, stainless steel sink and drainer, built in Gas hob and built in oven. Work surfaces. Space for fridge/freezer.

STAIRS/LANDING:

Stairs leading to first floor, carpet, access to loft. Built in airing cupboard with lagged cylinder.

BEDROOM 1:

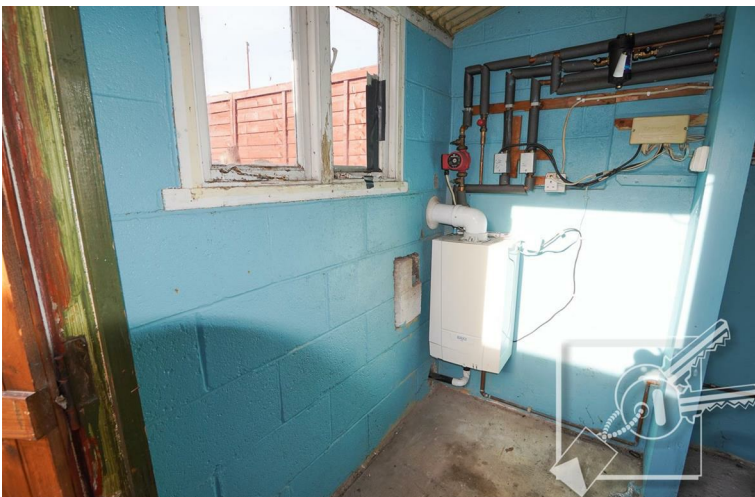
Double glazed window to front. A double room with radiator, carpet, built in cupboard over the stairwell. Picture rail.

BEDROOM 2:

Double glazed window to rear. A double room with carpet, radiator, picture rail.

BATHROOM:

Double glazed window to rear, vinyl floor, white suite comprising panelled bath with shower mixer tap, low level w.c., pedestal wash basin, tiled splash backs, radiator.



GARDEN:

There is a good size rear garden with brick built utility room/store attached to rear of house with plumbing for washing machine and space for tumble dryer, power & light. The Baxi boiler is also located here. There is a further brick built shed at the bottom of the garden, rear gate to pedestrian alley way, paved path and lawn.

PARKING:

On street parking only.



TENURE:

Freehold

LOCAL AUTHORITY:

Dartford Council

Council Tax Band B - £1823.15 2025/2026

SERVICES:

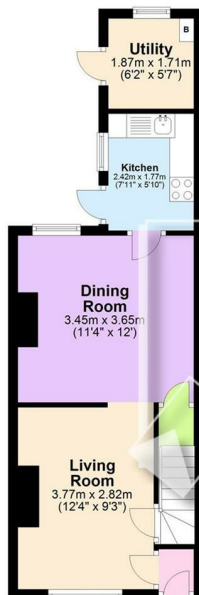
Gas, electric, mains drainage, mains water.

BROADBAND/MOBILE NETWORKS:

BROADBAND: We understand the following networks are available in this area: Netomnia,, Virgin Media, Openreach and Trooli which offer Standard, Superfast & Ultrafast services. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering the area: EE

MOBILE: EE, Three,02 and Vodafone are said to provide Limited indoor voice and data and all of these networks are likely to provide outdoor voice and data.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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