

**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

**£425,000**

Located in

**Swanscombe**



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# 7 Hazel Mews

Swanscombe Kent DA10 1BD



OFFERS IN THE REGION OF £425,000... Welcome to this charming three-bedroom semi-detached family home located in the sought-after Castle Hill development in Swanscombe. Situated in the picturesque Hazel Mews, this property offers a perfect blend of modern living and convenience.

As you step inside, you are greeted by a warm and inviting atmosphere with a spacious reception room, ideal for entertaining guests or relaxing with your loved ones. The property boasts three well-appointed bedrooms, providing ample space for a growing family or those in need of a home office.

One of the standout features of this home is the convenience it offers. With a downstairs W.C., en-suite bathroom, and a family bathroom, morning routines will be a breeze for everyone. The allocated parking and visitor bays ensure that parking will never be a hassle for you or your guests.

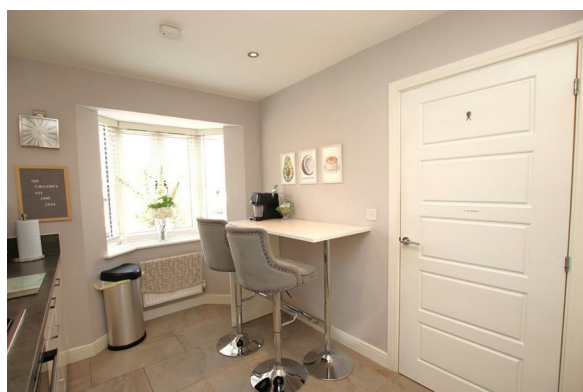
The property's prime location near Ebbsfleet International Station makes commuting a breeze, whether you're heading into London for work or planning a weekend getaway. Additionally, the modern construction of this house, built between 2010-2019, ensures that you will enjoy the benefits of contemporary living.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision yourself living in this wonderful property in Elinor Vale, Swanscombe.



# 7 Hazel Mews

£425,000 Freehold



- OFFERS IN THE REGION OF £425,000
- LOCATED IN THE POPULAR CASTLE HILL DEVELOPMENT
- CLOSE PROXIMITY TO EBBSFLEET INTERNATIONAL STATION
- ALLOCATED PARKING SPACE & VISITOR BAYS
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS W.C.
- CUL-DE-SAC PRIVATE LOCATION
- COUNCIL TAX BAND 'D', EPC RATING 'B'





## Council Tax Band D

## Local Authority DARTFORD

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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