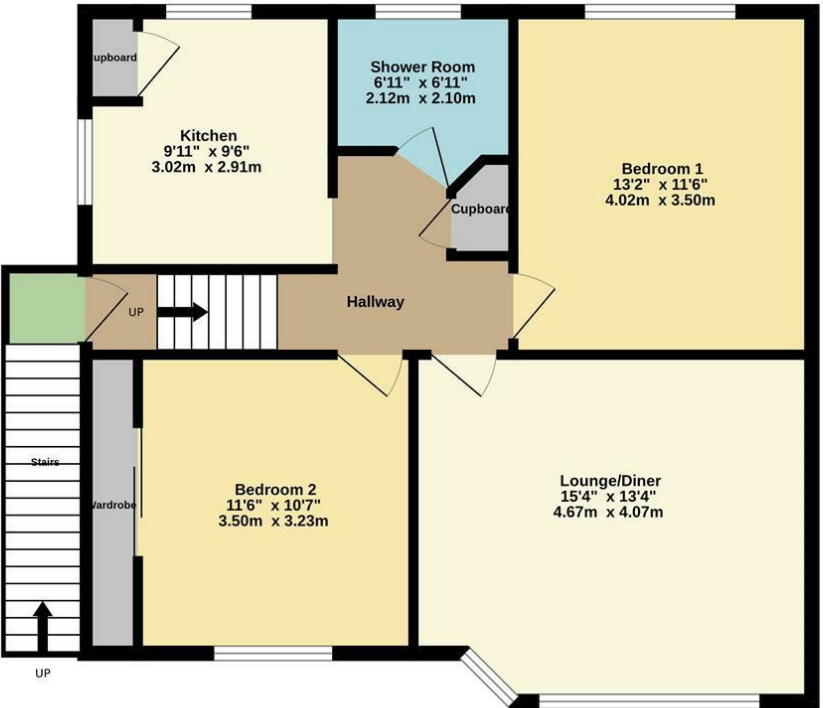


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Top Floor
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.
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CHILDS CRESCENT SWANSCOMBE DA10 0EA

Offers over £230,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





NO FORWARD CHAIN

A Must-See First-Time Buy or Ideal Investment Opportunity!

This stunning and exceptionally spacious two double bedroom first floor maisonette is the perfect step onto the property ladder or a fantastic addition to any rental portfolio. Situated in a quiet and well-connected location on the borders of Greenhithe, this home offers not just space, but comfort, style, and convenience in equal measure.

Boasting a healthy 93-year lease (to be verified by your solicitor), this property is beautifully presented throughout and ready to move straight into. Step inside and be impressed by the generous proportions, including two large double bedrooms and a bright, airy living space that feels more like a house than a maisonette.

One of the standout features is the larger-than-average private garden—a rare find with this type of property, offering fantastic outdoor space for entertaining, relaxing, or even adding a summer house or studio (STPP).

Perfectly positioned close to Ebbsfleet and Swanscombe train stations, commuting is a breeze, while Bluewater Shopping Mall is just a short drive away for all your retail, dining and leisure needs.

With its size, location, condition, and overall charm, this is a home that truly stands out from the rest. Whether you're a first-time buyer looking for that dream start or an investor eyeing strong rental potential, this one won't disappoint.

Be quick—properties like this don't stay available for long!

Yearly service charge of £780 and a ground rent of £10.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CHILDS CRESCENT

SWANSCOMBE DA10 0EA

- LARGE 2 DOUBLE BEDROOM 1ST FLOOR MAISONETTE
- BEAUTIFUL CONDITION THROUGHOUT
- BRAND NEW MODERN SHOWER ROOM
- HEALTHY 94 YEARS REMAINING ON LEASE (TO BE VERIFIED)
- CLOSE TO BLUEWATER SHOPPING MALL
- IDEAL FIRST TIME PURCHASE OR BUY TO LET
- GENEROUS SIZE PLOT OVERALL AND LARGER THAN AVERAGE REAR GARDEN
- EPC C
- 714 SQ FT
- COUNCIL TAX BAND B

