



Milton Road |  
Swanscombe | DA10 0LY  
£1,450 Per month

Machin Lane are delighted to offer for rent this fully refurbished two-bedroom terraced house in Swanscombe, only a few minutes walk to the station offering direct connections into London, with the A2/M25 only a short distance away. Local amenities, schools and green spaces are all close by. To the ground floor this property offers two reception rooms, a brand new kitchen with access to the low maintenance rear garden. To the first floor, are two well-proportioned double bedrooms, alongside a contemporary family bathroom.

This homes extensive refurbishment has included new windows, new boiler, flooring/carpets, kitchen and bathroom making this an ideal home to move straight into.

A refundable holding deposit is required to reserve a property at one week's rent and this is calculated by multiplying the monthly rent by twelve and divide by fifty two. This is to reserve a property. This will be

- Two-bedroom Victorian terraced house in Swanscombe
- Modern fitted kitchen with garden access
- Contemporary family bathroom plus separate WC
- Close to Swanscombe station with links to London
- 5 week deposit £1673.07 ( Rentx12/52x5)
- Two separate reception rooms for flexible living
- Two well-proportioned double bedrooms
- Private rear garden with patio area
- 1 week holding deposit £334.61 ( Rentx12/52)
- Council Tax Band B

### Living Room

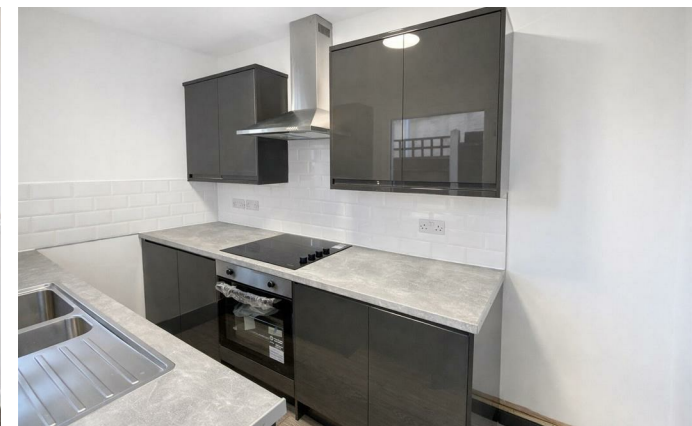
11'10" x 10'10" (3.60m x 3.31m)

This living room is bright and inviting, featuring a bay window that allows plenty of natural light to fill the space. The room benefits from a modern laminate floor that adds a fresh and clean feel underfoot. It opens up to the hall, providing a warm welcome into the home.

### Dining Room

10'10" x 9'6" (3.31m x 2.90m)

The dining room offers a spacious and versatile area, perfect for family meals or entertaining. It has a neutral décor with laminate flooring that complements the overall fresh and modern aesthetic of the house. A door leads directly to the kitchen, enhancing the flow between the rooms.



Situated on Milton Road in Swanscombe, this fully refurbished two-bedroom terraced house presents an excellent opportunity for first-time buyers and buy-to-let investors seeking a stylish, low-maintenance home in a well-connected and convenient location.

The property has undergone a comprehensive refurbishment, including a brand-new kitchen, new windows, a new rear door, a newly installed boiler, and new carpets throughout, resulting in a modern,



### **Kitchen**

9'6" x 5'11" (2.90m x 1.80m)

The kitchen is well-appointed with sleek, dark gloss cabinets and light work surfaces that provide a stylish contrast. It benefits from a practical layout with integrated appliances including an oven and hob, and a stainless steel sink positioned under the window, which overlooks the rear of the property. A door leads out to the garden, offering easy access for outdoor dining or entertaining.

### **Bedroom 1**

11'10" x 10'10" (3.60m x 3.31m)

Bedroom 1 is a generous double room featuring a bay window that fills the space with natural light and offers views to the front of the property. The room is finished with a soft grey carpet and neutral walls, creating a calm and restful atmosphere.

### **Bedroom 2**

10'10" x 9'6" (3.31m x 2.90m)

Bedroom 2 is a comfortable double, well-lit by a large window and finished with a soft grey carpet and neutral walls. It provides ample space for wardrobes and additional furnishings, making it a flexible sleeping or working area.

### **Bathroom**

9'6" x 5'11" (2.90m x 1.80m)

The bathroom is modern and well-appointed, featuring a bath with a shower over, a contemporary wash basin with storage below, and a WC. The walls and floors are tiled in a light grey tone, lending a clean and contemporary feel to the space, which is brightened by a frosted window that ensures privacy while allowing natural light in.

### **WC**

3'6" x 3'0" (1.07m x 0.91m)

The separate WC is conveniently located with basic fittings and a small frosted window for ventilation. It provides an additional toilet facility to the property.

### **Rear Garden**

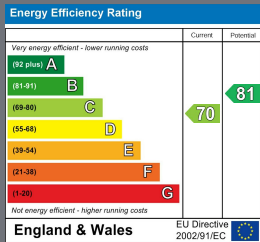
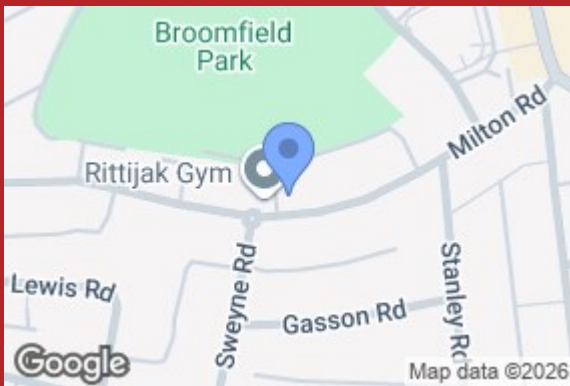
The rear garden is a practical outdoor space with a paved patio area, bordered by fencing on both sides, providing privacy and security. It extends to an open field beyond, allowing pleasant views and a peaceful atmosphere. This outdoor space is ideal for gardening, relaxing, or entertaining in the open air.

### **Client Money Protection**

MACHIN LANE LTD - CLIENT MONEY PROTECTION NUMBER C0141304

### **Property Redress Scheme**

REDRESS SCHEME - THE PROPERTY OMBUDSMAN- MEMBERSHIP NUMBER T09116



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