



# Heathwood Gardens

Swanley | Kent | BR8 7HL







# Heathwood Gardens

Swanley, Kent, BR8 7HL

Asking Price £525,000

Freehold

Located in a quiet no through road within walking distance to Swanley station with fast services to London Bridge, Victoria and Blackfriars as well as schools is this impressive family home. Offering 4 Bedrooms and 3 bathrooms as well as impressive open plan lounge/snug/dining room and luxurious kitchen/breakfast/dining room. Outside is a great rear garden with choice of patios, side access and off street parking. Seeing truly is believing. Internal viewing a must to appreciate the size, light and finish of this spectacular property.

## Benefitting from:

- 4 Bedrooms
- 3 Bathrooms
- Open Plan Lounge/Snug
- Kitchen/Breakfast/Dining Room
- Utility Room
- Driveway
- Walking Distance to Station
- Council Tax: D
- EPC Rating: C





## Accommodation

**Entrance Hall** Double glazed door with matching side lights. Access to lounge, shower room and stairs to first floor. Contemporary radiator. Under stairs storage.

**Lounge** 15.3m x 3.74m (50'2" x 12'3") Double glazed bay window to front. Feature fireplace. Radiator. Open to dining room/Snug.

**Dining Room/Snug** 3.15m x 3.01m (10'4" x 9'11") Internal French doors to Kitchen/Breakfast/Dining Room. Radiator. Open to lounge.

**Kitchen/Breakfast/Dining Room** 4.75m x 3.4m (15'7" x 11'2") Double glazed window and French doors to rear. Range of matching wall and base cabinets and breakfast island with granite countertop over. Inset butler sink. Space for range style cooker. Integrated dishwasher. Access to utility room.

**Utility Room** 2.4m x 2.1m (7'10" x 6'11") Double glazed window to side. Countertop with space beneath for washing machine and tumble dryer. Space for American style fridge/freezer.

**Shower Room** 2.42m x 1.25m (7'11" x 4'1") Walk in cubicle shower. Wash basin. Low level wc. Heated towel rail.

**First Floor Landing** Double glazed window to side. Access to bedrooms, bathroom and stairs to master bedroom.

**Bedroom Two** 4.66m x 3.15m (15'3" x 10'4") Double glazed bay window to front. Radiator.

**Bedroom Three** 3.46m x 2.95m (11'4" x 9'8") Double glazed window to rear. Radiator.

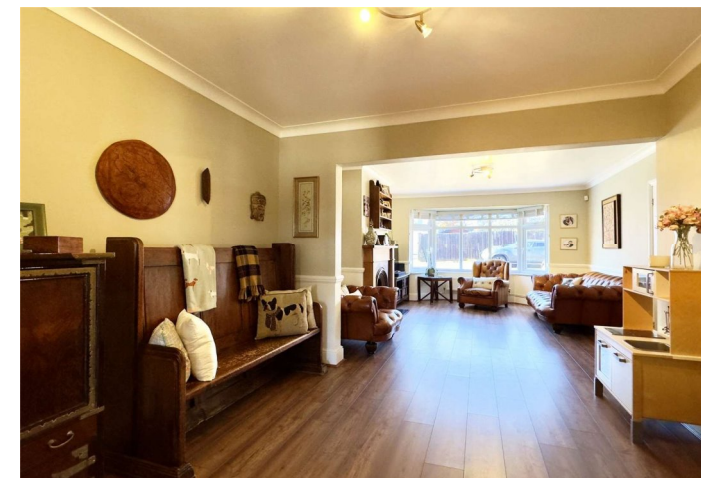
**Bedroom Four** 2.51m x 2.42m (8'3" x 7'11") Double glazed window to front. Radiator.

**Bathroom** 3.0m x 2.55m (9'10" x 8'4") Max. Opaque double glazed windows to both rear and side. Enclosed cubicle shower. Freestanding bath. Vanity wash basin. Low level wc. Heated towel rail.

**Second Floor Landing** Double glazed skylight. Access to master bedroom.

**Master Bedroom** 5.3m x 4.0m (17'5" x 13'1") Double glazed French doors with matching side lights to Juliet balcony. Dual skylights to front. Contemporary radiator. Fitted wardrobes. Access to eaves storage and ensuite shower room.

**Ensuite Shower Room** 1.95m x 1.6m (6'5" x 5'3") Opaque double glazed window to rear. Enclosed cubicle shower. Vanity wash basin. Low level wc. Heated towel rail.







## Exterior

**Rear Garden** Offering a choice of patio areas with a real grass lawn between. Dutch barn style wooden shed. Secure pedestrian side access.

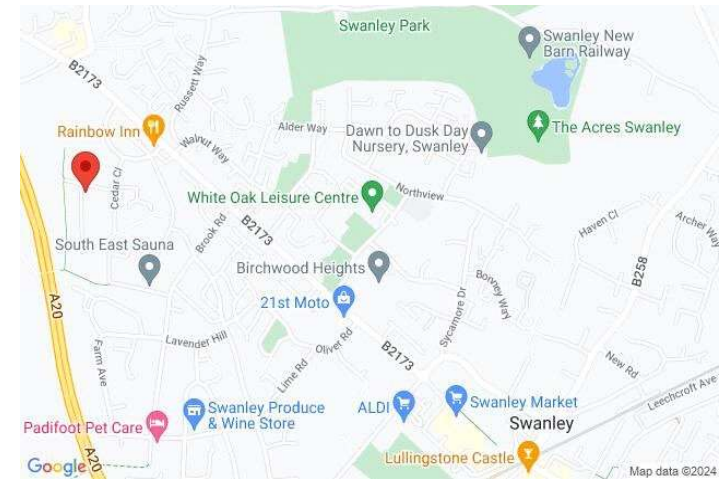
**Driveway** laid with shingle providing off street parking for several vehicles.

## Additional Information

Being an EPC Rating C, we are working with the Mortgage Advice Bureau to present exclusive rates for energy efficient property with the average saving being £65 per month. Please call to enquire how you can benefit.







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



\*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

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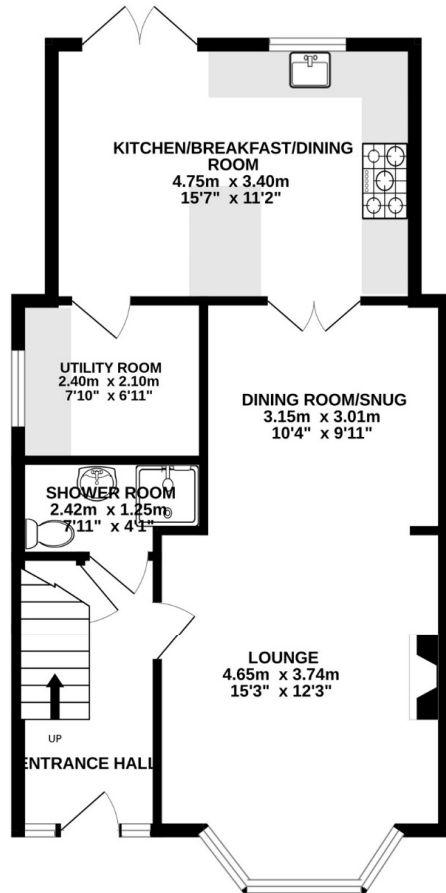
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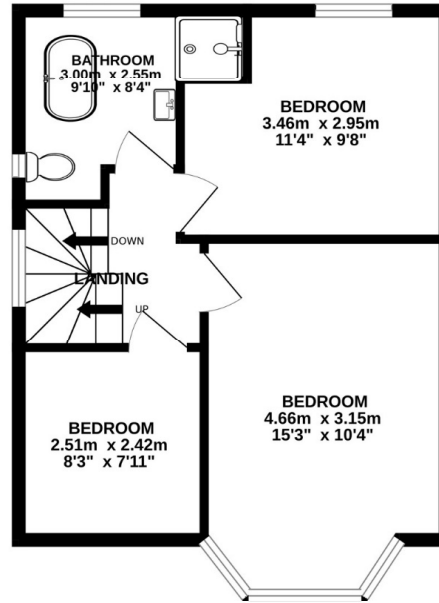
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**ROBINSON-JACKSON**

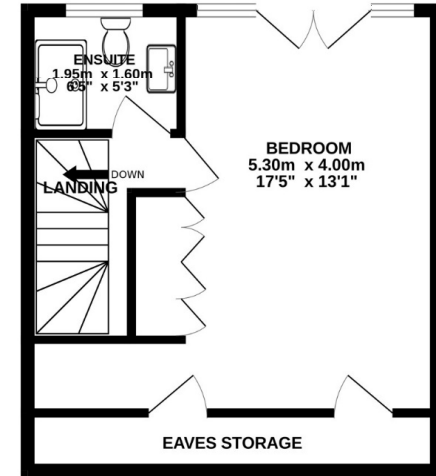
**GROUND FLOOR**  
55.6 sq.m. (598 sq.ft.) approx.



**1ST FLOOR**  
40.1 sq.m. (432 sq.ft.) approx.



**2ND FLOOR**  
32.2 sq.m. (347 sq.ft.) approx.



**TOTAL FLOOR AREA : 127.9 sq.m. (1377 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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