



Goldsel Road

Swanley | Kent | BR8 8EZ







# Goldsel Road

Swanley, Kent, BR8 8EZ

**Guide Price £460,000 - £480,000**

## **Freehold**

This 4 bedroom, 2 bathroom family home is conveniently located a short walk away from Swanley station which provides fast services to London Bridge, Blackfriars and Victoria. It offers easy access to local shops, schools, and commuter links, making it a desirable location for families. The property boasts several impressive features that make it a great choice for potential buyers.

On the ground floor, you will find an impressive garage, a utility/garden room, and a cloakroom. These provide practicality and convenience for everyday living. Moving up to the next level, you're greeted by a modern and bright open plan living space that includes a fabulous kitchen. This area is spacious and welcoming, allowing for comfortable family living and entertaining.

As you ascend the stairs further, you discover three bedrooms, each offering a comfortable and relaxing space. Adjacent to these is an immaculate family bathroom.

Lastly, on the top floor, you'll find the master bedroom, complete with a dressing area and a private ensuite shower room. This luxurious setup provides a private retreat, offering both comfort and convenience. The present owners have invested time and effort into remodelling the property, resulting in a bright and modern family home. The attention to detail is evident throughout the home. To truly appreciate the craftsmanship and thoughtfulness that went into the remodelling, it is essential to arrange an internal viewing.

Overall, this family home offers everything one could wish for and more. Its convenient location, impressive features, and modern design make it an ideal choice for those seeking a comfortable and stylish living space.





## Accommodation

**Entrance Hall** Double glazed door with matching sidelight to front. Radiator. Cloakroom. Under stairs storage cupboard. Access to utility room, garage and stairs to first floor.

**Cloakroom** Opaque window to rear. Low level WC. Wash basin.

**Utility Room** 4.57m x 1.8m (15' x 5'11") Double glazed windows and French doors to garden. Space for washing machine. Radiator. Door to garage.

**Landing** Access to living room, kitchen and storage cupboard.

**Living Room** 4.78m x 4.57m (15'8" x 15') Double glazed windows to front. Radiators. Open to kitchen. Stairs to second floor.

**Kitchen/Breakfast Room** 4.57m x 2.62m (15' x 8'7") Dual double glazed windows to rear. Range of matching wall and base cabinets with countertop over with inset ceramic sink/drain. Space for Range style cooker and fridge/freezer. Breakfast bar with seating and space for wine cooler. Radiator. Open to living room.

**Landing Two** Providing access to bedrooms, bathroom and stairs to master bedroom.

**Bedroom Two** 3.84m x 2.8m (12'7" x 9'2") Double glazed window to rear. Integrated wardrobe. Radiator.

**Bedroom Three** 3.4m x 2.57m (11'2" x 8'5") Double glazed window to front. Integrated wardrobe. Radiator.

**Bedroom Four** 3m x 1.96m (9'10" x 6'5") Double glazed window to front. Radiator.

**Family Bathroom** 2.77m x 1.65m (9'1" x 5'5") Max Opaque double glazed window to rear. enclosed panelled bath with shower over. Wash basin. Low level wc. Contemporary radiator.

**Landing Three** Provides access to Master bedroom.

**Master Bedroom** 6.2m x 3.53m (20'4" x 11'7") Max Double glazed French doors to Juliet balcony to rear complemented by 2 double glazed skylights to front. Access to private ensuite shower room. Contemporary radiator.

**Ensuite Shower Room** 2.77m x 1.65m (9'1" x 5'5") Opaque double glazed window to rear. Double sized cubicle shower. dual wash basins. Low level wc. 'Warm Up' under floor heating system.







## Exterior

**Rear Garden** Measuring approximately 50ft. Recently paved creating a low maintenance space which leads onto an immaculate composite decked area.

**Garage** Up and over door with power and light. Access to entrance hall and separately the utility room giving rear access.

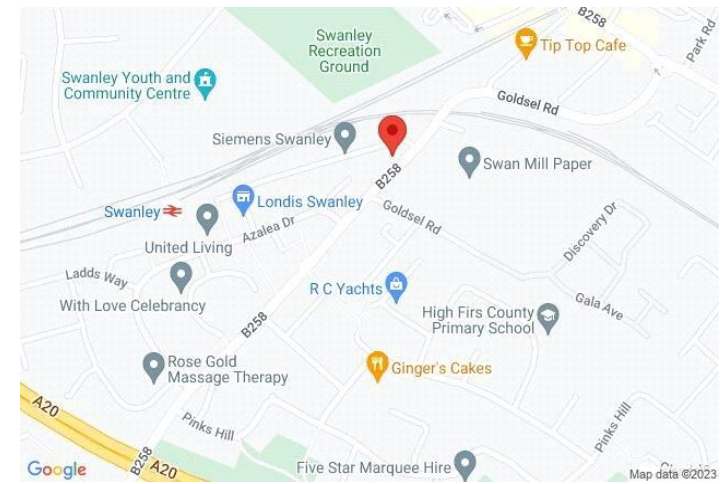
**Driveway** Providing off street parking to front.

## Benefitting from:

- 4 Bedrooms
- 2 Bathrooms
- Open Plan Living/Family Room/Kitchen
- Fire Suppression System
- Garage & Parking
- Short Walk to Station
- 60 Minute Oak Fire Doors
- Pressurised Hot Water System
- Council Tax: D
- EPC Rating: D







## 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 & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

01322 666444

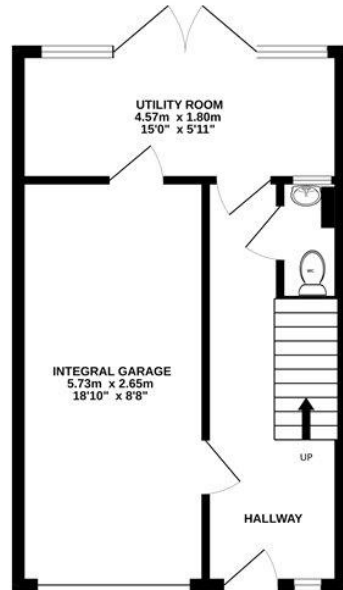
Robinson Jackson  
39 High Street,  
Swanley,  
Kent BR8 8AE

[swanley@robinson-jackson.com](mailto:swanley@robinson-jackson.com)

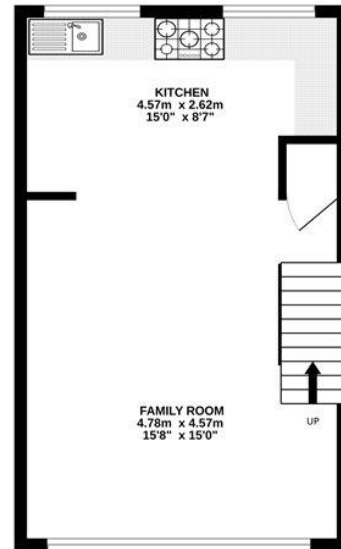
SALES | MORTGAGES | LEGALS

**ROBINSON-JACKSON**

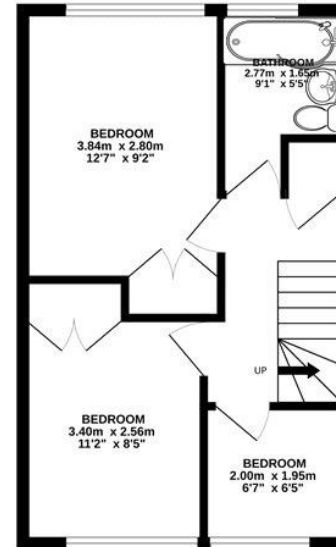
**GROUND FLOOR**  
34.4 sq.m. (370 sq.ft.) approx.



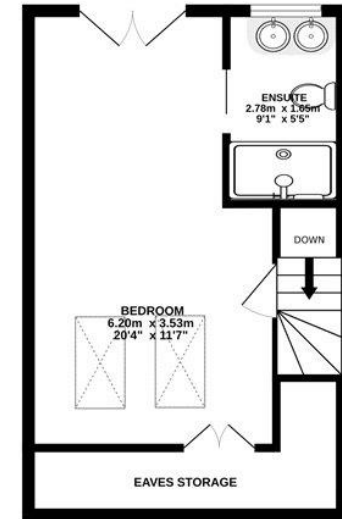
**1ST FLOOR**  
34.5 sq.m. (372 sq.ft.) approx.



**2ND FLOOR**  
34.5 sq.m. (372 sq.ft.) approx.



**3RD FLOOR**  
31.8 sq.m. (342 sq.ft.) approx.



**TOTAL FLOOR AREA : 135.2 sq.m. (1455 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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