



**ROBINSON
JACKSON**
LOCAL OFFICE
01322 666444
FOR SALE



Beech Avenue | Swanley, Kent, BR8 8AU



Asking Price £450,000 Freehold

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Beech Avenue, Swanley

Offered for sale by Robinson Jackson is this 4 bedroom, 2 bathroom detached family home. Situated in a popular development of similar style homes, this property is sure to impress even the most discerning of buyers.

In addition to the sitting room, dining room and kitchen, the property boasts 4 bedrooms and 2 bathrooms, providing plenty of space and privacy for the whole family.

The property also includes an integral garage and off-street parking, ensuring that you will never have to worry about finding a place to park your car.

This home is ideally situated for access to revered local primary schools, making it the perfect choice for families with young children. Additionally, the property is conveniently located near Swanley station with fast services to London Bridge, Blackfriars, and Victoria, as well as swift access to the M25, M20, and A20, making it an excellent choice for commuters. Overall, this property represents an excellent opportunity to own a stunning family home in a desirable location.



Interior

Entrance Hall Offering access to sitting room and cloakroom.

Sitting Room 5.38m x 3m (17'8" x 9'10") Double glazed bay window to front. Radiator. Stairs to first floor. Open to dining room.

Dining Room 3.25m x 2.72m (10'8" x 8'11") Double glazed French doors to garden. Radiator. Door to kitchen.

Kitchen 3.35m x 2.72m (11' x 8'11") Double glazed door and window to rear. Range of matching wall and base cabinets with countertop over with inset sink/drain and hob. Integrated oven. Space for fridge/freezer and washing machine.

Cloakroom Low level wc. Wash basin.

First Floor Landing Access to bedrooms, bathroom, loft and airing cupboard.

Bedroom One 4.71m x 3.2m (15'5" x 10'6") Double glazed window to front. Radiator. Fitted wardrobes. Access to private ensuite shower room.

Ensuite Shower Room Opaque double glazed window to front. Enclosed cubicle shower. Wash basin. Low level wc.

Bedroom Two 3.2m x 2.72m (10'6" x 8'11") Double glazed window to rear. Radiator.

Bedroom Three 2.74m x 2.57m (9' x 8'5") Double glazed window to rear. Radiator.

Bedroom Four 2.4m x 2.12m (7'10" x 6'11") Double glazed window to front. Radiator.

Family Bathroom Opaque double glazed window to side. Enclosed panelled bath. Low level wc. Wash basin

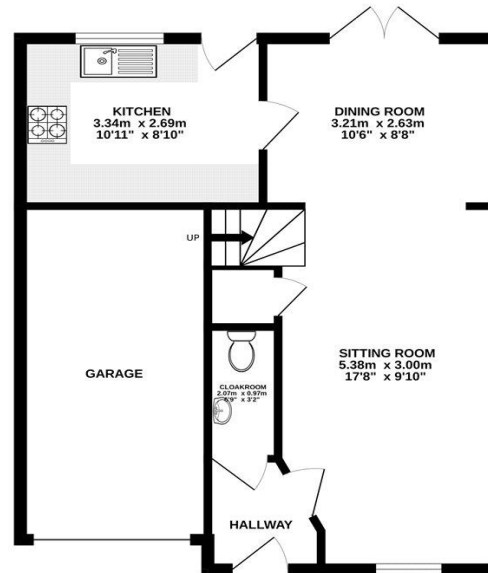
Exterior

Rear Garden Offering a real grass lawn beyond a paved patio surrounded by mature planted borders. Secure side pedestrian access.

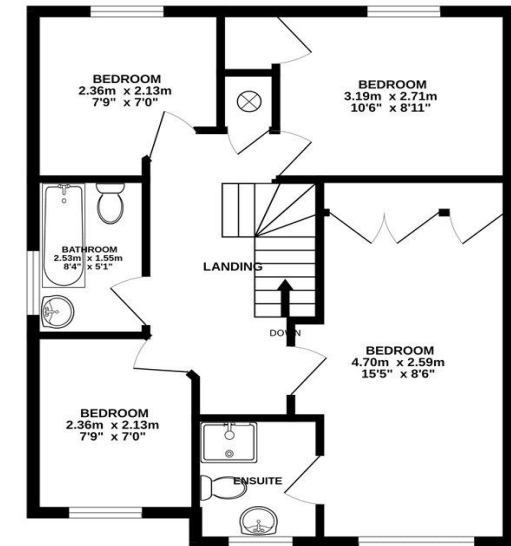
Integrated Garage Up and over door. Power and light.

Private Driveway Block paved providing space for several vehicles.

GROUND FLOOR
53.3 sq.m. (574 sq.ft.) approx.



1ST FLOOR
53.4 sq.m. (575 sq.ft.) approx.



TOTAL FLOOR AREA : 106.7 sq.m. (1149 sq.ft.) approx.

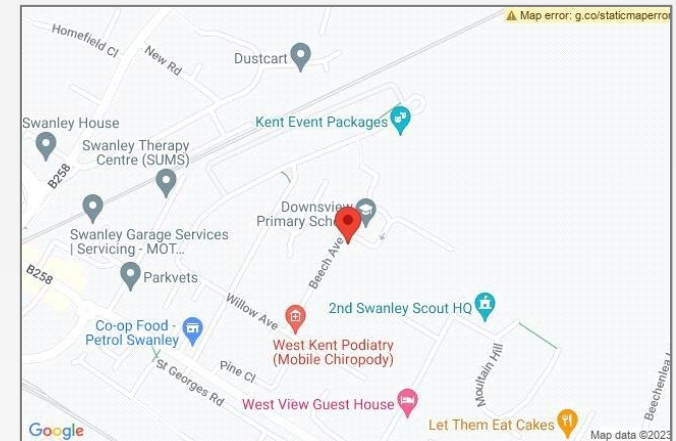
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Property Location

Beech Avenue, Swanley, Kent, BR8 8AU



Property Features

- Quiet Development
- 4 Bedrooms, 3 of which having Built in Wardrobes
- 2 Bathrooms
- Open Plan Living Room
- Garage
- Off Street Parking
- Walking Distance to Station
- Council Tax: E
- EPC Rating: C

FOR MORE INFORMATION
CONTACT US TODAY.

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