



Hazel End

Swanley | BR8 8NU



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Swanley, BR8 8NU

Guide Price £475,000 - £500,000

Freehold

Located in a quiet cul de sac on the sought after Pinks Hill/High Firs development is this amazing family home. Situated a short walk from Swanley station, which offers swift services to London Bridge, Charing Cross, Victoria and Blackfriars, town centre and High Firs Primary school. Offering larger than average accommodation with 3 bedrooms, 2 bathrooms, 2 reception rooms and a well-equipped kitchen/breakfast room. Outside is a fantastic rear and side garden owing to a corner position. Detached garage and large private driveway complete the package. Internal viewing a must to appreciate the light and scale of this fantastic home.



Accommodation

Porch Double glazed window and door to front. Radiator.

Lounge 5.52m x 4.39m (18'1" x 14'5") Double glazed bow window to front. Internal French doors to dining room. Radiators within decorative covers. Feature fireplace with electric fire inset Access to kitchen and stairs to first floor.

Kitchen 5.14m x 2.66m (16'10" x 8'9") Double glazed windows to rear and side and door to side. Access to shower room. Range of matching wall and base cabinets with countertop over with inset sink/drain and electric hob. Dual integrated ovens, washing machine, dishwasher, fridge and freezer. Access to shower room/wc.

Dining Room 5.44m x 2.61m (17'10" x 8'7") Double glazed French doors to garden with matching side windows.. Radiator within decorative cover.

Shower Room 2.23m x 1.1m (7'4" x 3'7") Opaque double glazed windows to front and side. Enclosed cubicle shower. Vanity wash basin. Low level wc. Heated towel rail.

First Floor Landing Double glazed window to side. Access to bedrooms, bathroom, airing cupboard and loft.

Bedroom One 4.26m x 3.71m (14' x 12'2") into recess. Double glazed window to front. Radiator within decorative cover. Fitted wardrobes, vanity drawer unit and overhead cupboards.

Bedroom Two 3.71m x 3.11m (12'2" x 10'2") Into recess. Double glazed window to rear. Radiator.

Bedroom Three 3.28m x 2.48m (10'9" x 8'2") Double glazed window to front. Radiator within decorative cover.

Bathroom 2.48m x 1.73m (8'2" x 5'8") Opaque double glazed windows to rear and side. Enclosed panelled bath with shower over. Vanity wash basin. Low level wc. Heated towel rail.

Exterior

Rear Garden Offering a Sizeable corner plot with real grass lawn, choice of patios. Mature shrubs and fruit trees. Space behind garage for a Summer House/Garden Office. Access to driveway via 2 gates. Door to garage.

Garage Electrically operated roller door to front. Power and light. Door to side providing access to garden.

Driveway Offering a block paved drive providing off street parking for at least three vehicles.

Front Garden Offering a real grass lawn. Mature planted border s comprising shrubs and fruit trees.



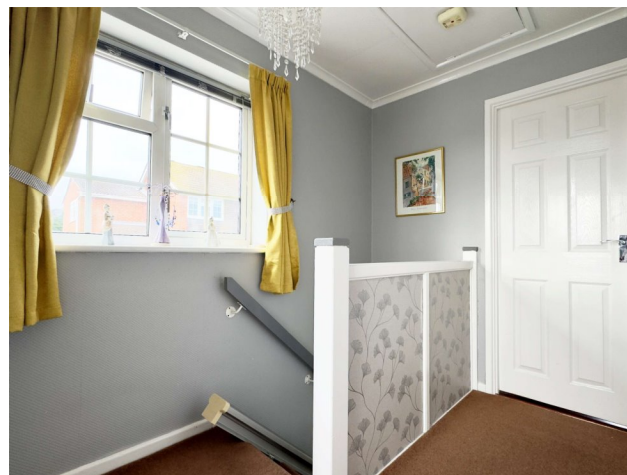


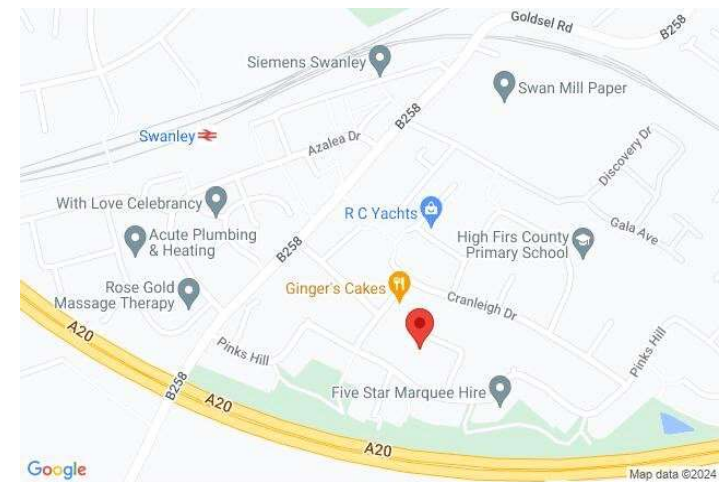
Benefitting from:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen/Breakfast Room
- 2 Reception Rooms
- Driveway for at Least 3 Vehicles
- Large Detached Garage
- Corner Plot
- Walking Distance to Station
- Close to Schools and Town
- Council Tax: E
- EPC Rating: C

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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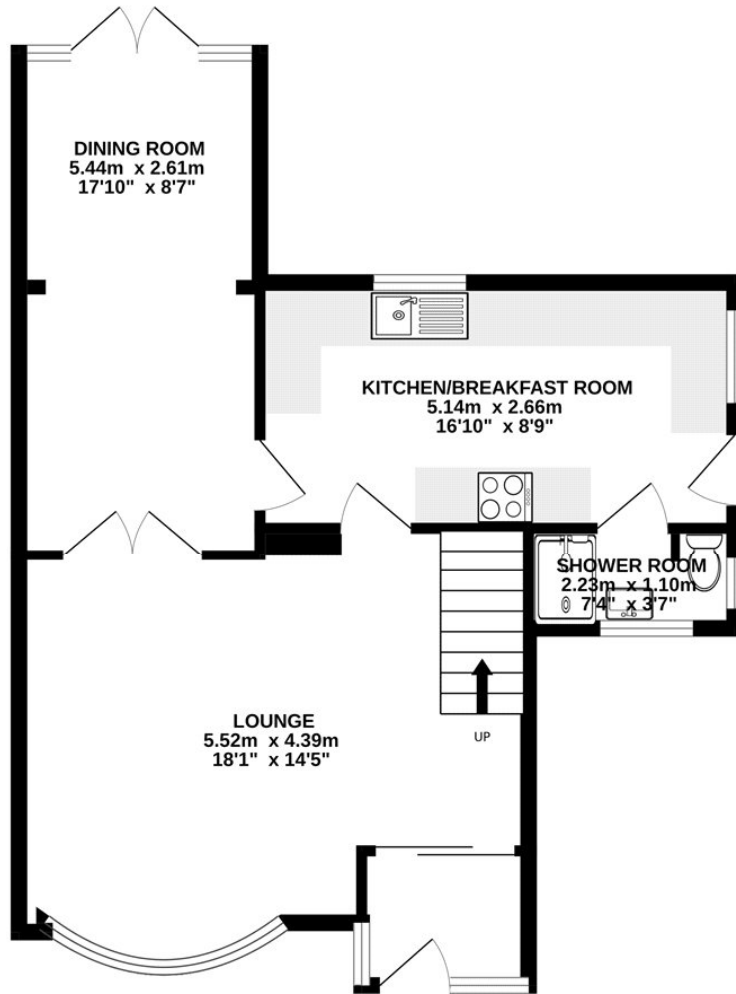
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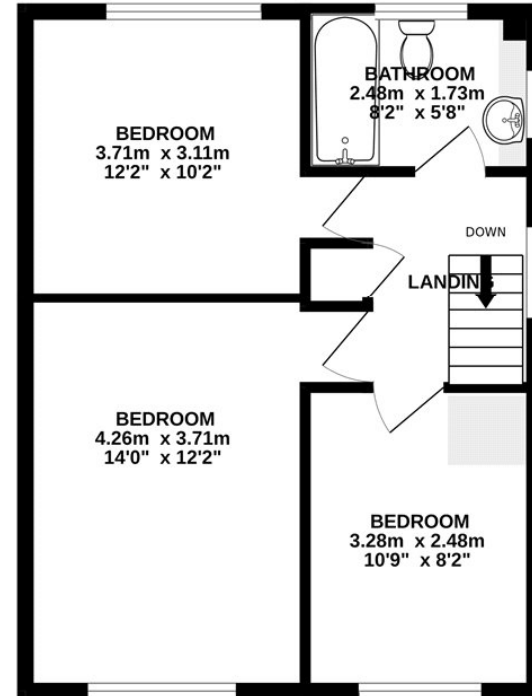
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ROBINSON-JACKSON

GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 95.5 sq.m. (1028 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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