



Moultain Hill | Swanley, Kent, BR8 8BS



Guide Price £350,000 - £375,000

Freehold

EPC = E

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## Moultain Hill, Swanley

Located within walking distance Swanley Station with fast services to London Bridge, Charing Cross, Blackfriars and Victoria is this versatile, bright and spacious family home. Offering 3 bedrooms, open plan reception room and kitchen/breakfast room.

### Property Features

- Neutrally Redecorated
- 3 Bedrooms
- Kitchen/Breakfast Room
- Open Plan Reception Room
- Terraced Garden
- 1.0 Mile to Station
- 0.2 Miles to Downsview Primary School



## Interior

**Entrance Hall** 2.87m x 1.78m (9'5" x 5'10") Double glazed door to front. Under stairs storage. Access to lounge/diner, kitchen/breakfast room and stairs to first floor.

**Lounge** 5.54m x 4.3m (18'2" x 14'1") at widest. Double glazed window to front. Double glazed sliding patio doors to rear. Radiators.

**Kitchen/Breakfast Room** 5.92m x 2.958m (19'5" x 9'8") Double glazed window and door to rear. Space for range style cooker. Range of wall and base cabinets with countertop over with inset sink/drain and breakfast bar. Space for washing machine and fridge freezer.

**First Floor Landing** Double glazed window to rear. Access to bedrooms and bathroom.

**Bedroom One** 3.73m x 2.97m (12'3" x 9'9") Double glazed window to front. Cupboard over stairs. Cupboard housing boiler. Radiator.

**Bedroom Two** 3.4m x 3.07m (11'2" x 10'1") at widest. Double glazed window to front. Radiator. Access to loft.

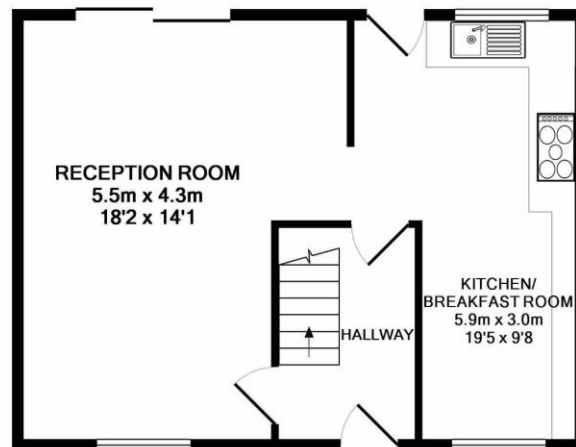
**Bedroom Three** 2.5m x 2.41m (8'2" x 7'11") Double glazed window to rear. Cupboard.

**Bathroom** Opaque double glazed windows to rear. Bath with shower over. Wash basin. Low level W.C.

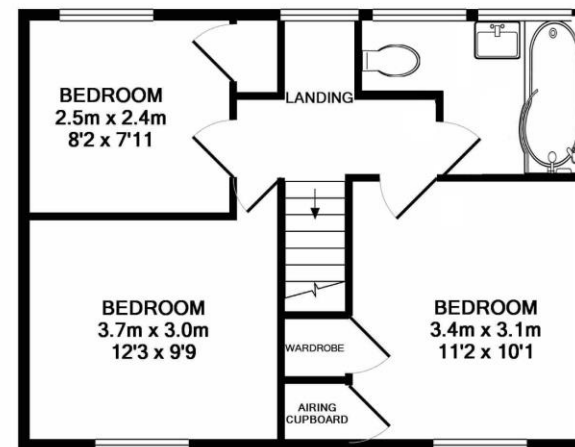
## Exterior

**Front Garden** Block paved. (potential for driveway subject to the installation of a lowered vehicle crossover (dropped Kerb).

**Rear Garden** Comprising several grass lawn terraces. Decorative fish pond. Patio. Wooden shed.



GROUND FLOOR



1ST FLOOR

**TOTAL APPROX. FLOOR AREA 84.4 SQ.M. (909 SQ.FT.)**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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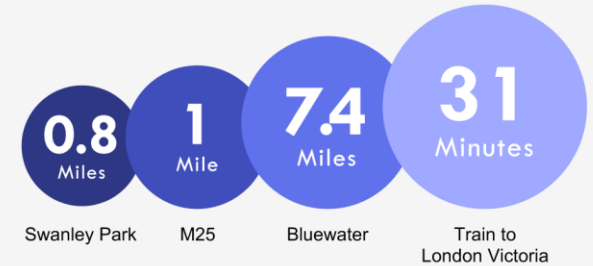






## Property Location

Moultain Hill, Swanley, Kent, BR8 8BS



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

## Additional Information

This property is of a non traditional construction

Council Tax Band C - Sevenoaks District Council

EPC created prior to installation of updated condensing combination boiler.

FOR MORE INFORMATION  
CONTACT US TODAY.

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