

Moultain Hill | Swanley, Kent, BR8 8BS

















## 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/drainer 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.

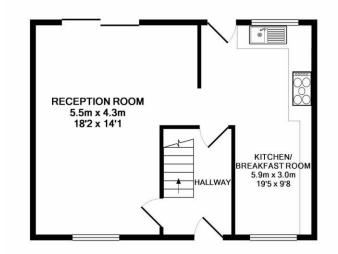
**Bedroom Three** 2.5m x 2.41m (8'2" x 7'11") Double glazed window to rear. Cupboard.

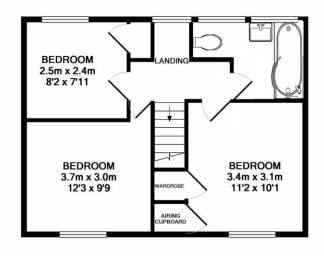
**Bathroom** Opaque double glazed windows to rear. Bath with shower over. Wash basin. Low level W.C.

### **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** 

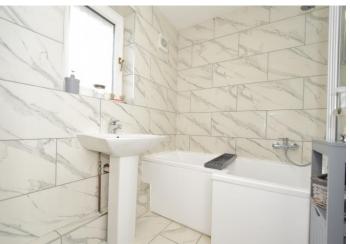
1ST FLOOR

TOTAL APPROX. FLOOR AREA 84.4 SQ.M. (909 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only

Made with Metropix ©2019







### **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.

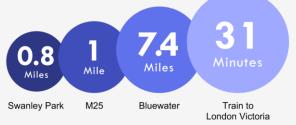
swanley@robinson-jackson.com

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

**Property Location** 

Moultain Hill, Swanley, Kent, BR8 8BS





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

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.