



Dahlia Drive | Swanley, Kent, BR8 7XS

 3  1  1 Offers in excess of £450,000 Freehold

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# Dahlia Drive, Swanley

Located in the popular Newlands development within walking distance of mainline station, town and schools is this impressive bright 3 bedroom semi detached family home. Offering a crisp open plan reception and kitchen to the ground floor, with 3 great sized bedrooms and well equipped bathroom to the first. Outside is off street parking by way of private drive, garage and a rear garden offering a decked area, lawn and vegetable garden.

## Property Features

- Council Tax: D
- EPC Rating: D
- Walking Distance to Station
- Open Plan Lounge/Diner
- Modern Kitchen
- 3 Bedrooms
- First Floor Bathroom
- Garage and Drive
- South Facing Garden
- Viewing Recommended



## Interior

**Entrance Hall** Double glazed door with matching sidelight to front. Radiator. Stairs to first floor.

**Lounge/Diner** 6.93m x 4.06m (22'9" x 13'4") Double glazed window to front with double glazed French doors to rear. Radiator. Under stairs storage cupboard.

**Kitchen** 2.54m x 2.2m (8'4" x 7'3") Double glazed window to rear. Matching wall and base cabinets with countertop over. Integrated oven and hob with extractor fan over.

**Landing** Access to bedrooms, bathroom and loft. Airing cupboard.

**Bedroom One** 3.38m x 3.18m (11'1" x 10'5") Double glazed window to front. Built in wardrobe. Radiator.

**Bedroom Two** 3.15m x 3.07m (10'4" x 10'1") Double glazed window to front. Radiator.

**Bedroom Three** 2.64m x 2.18m (8'8" x 7'2") Double glazed window to front. Built in wardrobe. Radiator.

**Bathroom** Double glazed window to rear. Enclosed panelled bath with shower over. Wash basin. Low level WC.

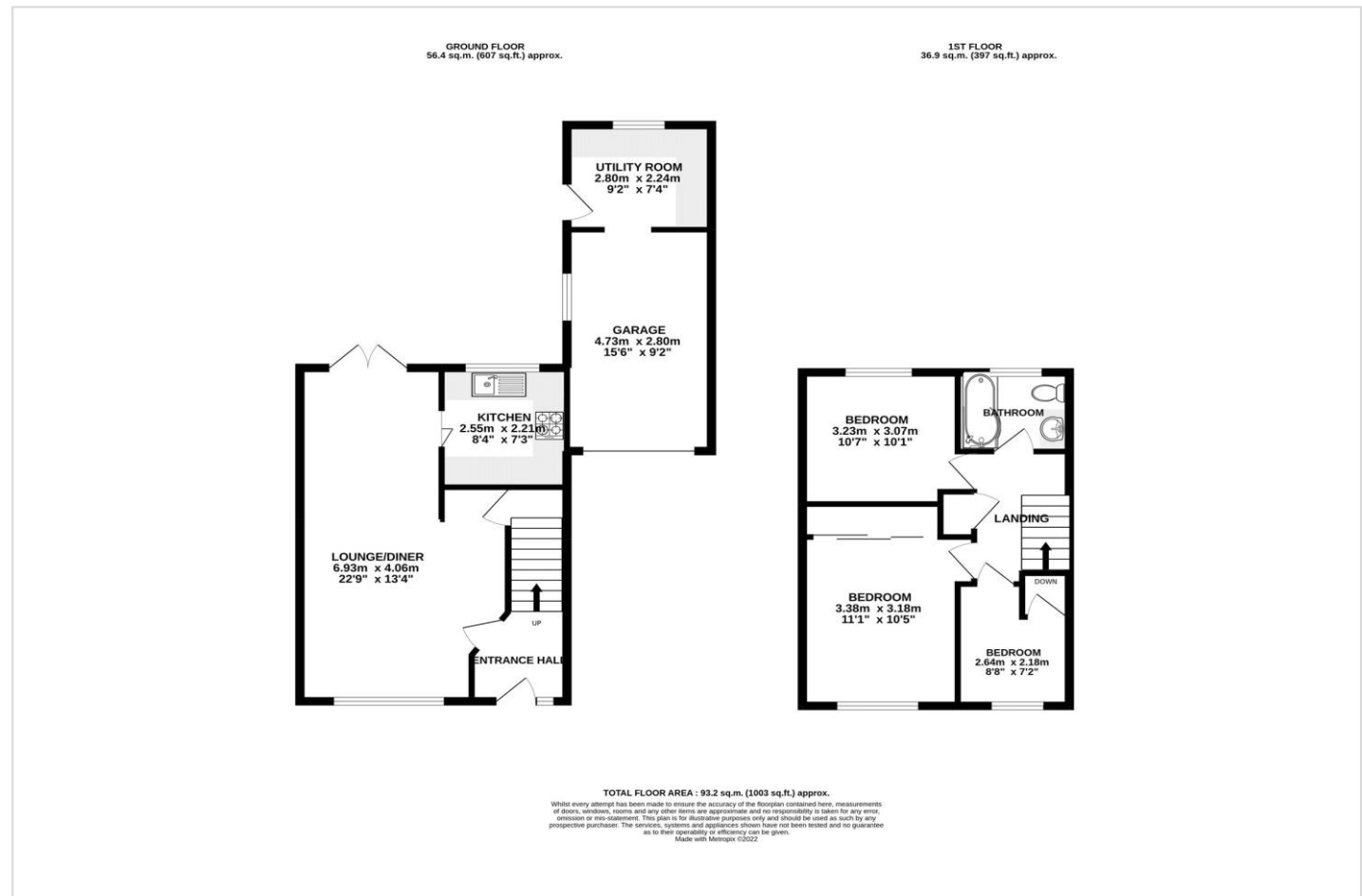
## Exterior

**Rear Garden:** Approx 50' south facing. Decked area leading a a grass lawn with vegetable garden beyond. Shed.

**Garage** Up and over door. Power and light.

**Utility Area** Space for washing machine. Built in sink unit.

**Driveway** Providing off street parking.



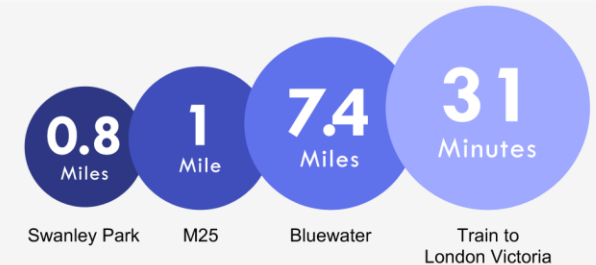
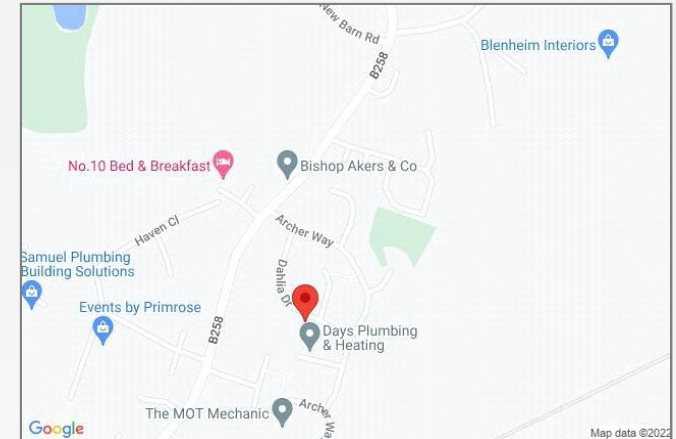


## Additional Information

Council Tax Band D - Sevenoaks District Council

## Property Location

Dahlia Drive, Swanley, Kent, BR8 7XS



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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

01322 666444  
Robinson Jackson  
39 High Street,  
Swanley,  
Kent BR8 8AE  
swanley@robinson-jackson.com



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