



St Georges Road

Swanley | Kent | BR8 8AY



St Georges Road

Swanley, Kent, BR8 8AY

Offers in excess of £440,000
Freehold

Located on the popular St Georges Development in Swanley, within walking distance of the Town Centre and Swanley Train Station with fast links to London Victoria, London Bridge and London Charing Cross is this spacious extended three bedroom family home. The property benefits from a generous through lounge diner, extended kitchen and conservatory. To the first floor are three bedrooms and first floor bathroom.

There is a lovely, low maintenance, south facing rear garden with decking and artificial lawn. The garage is enbloc with parking in front.

Internal viewing is recommended to fully appreciate this fantastic home.

Offered for sale with NO FORWARD CHAIN.



Benefitting from:

- Popular Residential Development
- Close To Swanley Town Centre
- Close To Swanley Station
- Three Bedrooms
- Extended House
- Conservatory
- Garage En Bloc
- Rear Garden
- Council Tax: D
- EPC Rating: D

Accommodation

Entrance Porch Door to front. Double glazed window to both front and side.

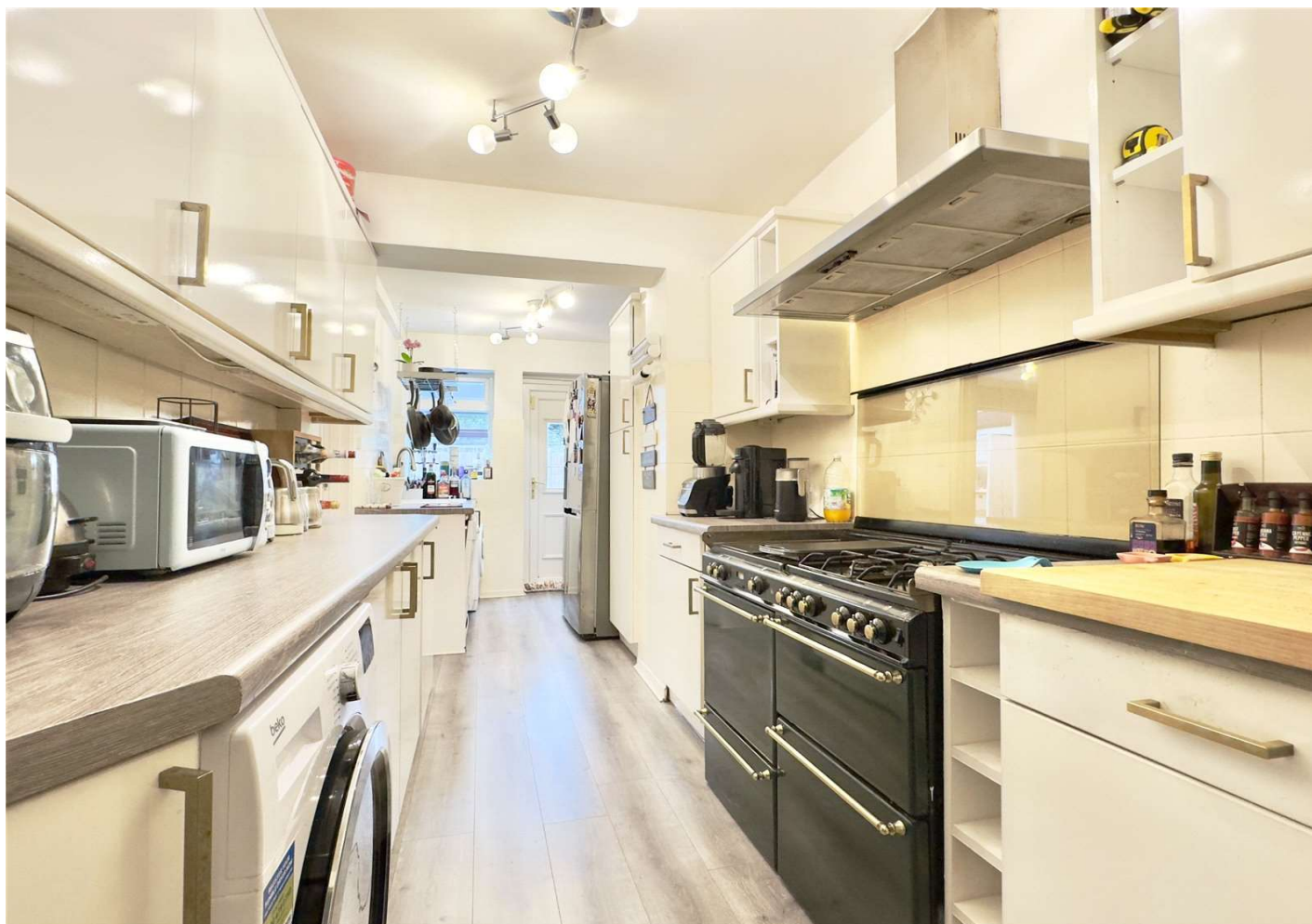
Entrance Hall Double glazed window to side. Radiator. Under stairs cupboard. Stairs to first floor.

Lounge Area 6.88m x 3.33m (22'7" x 10'11") Double glazed window to front. Fireplace with surround. Radiator.

Dining Area 2.84m x 2.67m (9'4" x 8'9") Radiator. Open plan to conservatory.

Conservatory 3.66m x 2.29m (12' x 7'6") Double glazed window to side and rear. Double glazed french doors to rear. Tiled floor.

Kitchen 6.43m x 2.08m (21'1" x 6'10") Double glazed window to rear. Door to rear. Range of matching wall and base units with work surfaces over. Sink unit. Space for range cooker with extractor fan over. Space for dishwasher. Plumbed





for washing machine. Space for fridge freezer.

Landing Double glazed window to side. Access to loft. Storage cupboard.

Bedroom One 4.34m x 2.87m (14'3" x 9'5")
Double glazed window to front. Radiator.

Bedroom Two 2.87m x 2.41m (9'5" x 7'11")
Double glazed window to rear. Radiator.

Bedroom Three 2.7m x 2.36m (8'10" x 7'9")
Double glazed window to front. Radiator.

Bathroom Double glazed window to rear. Bath with shower over. Wash hand basin. Low level W.C. Heated towel rail. Tiled walls.

Exterior

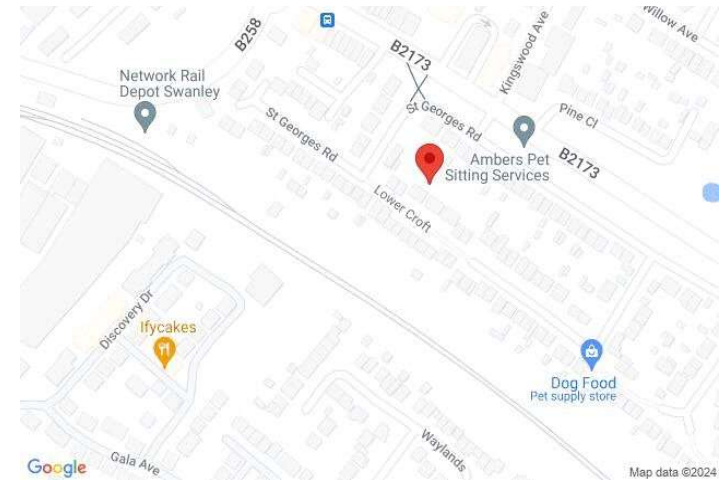
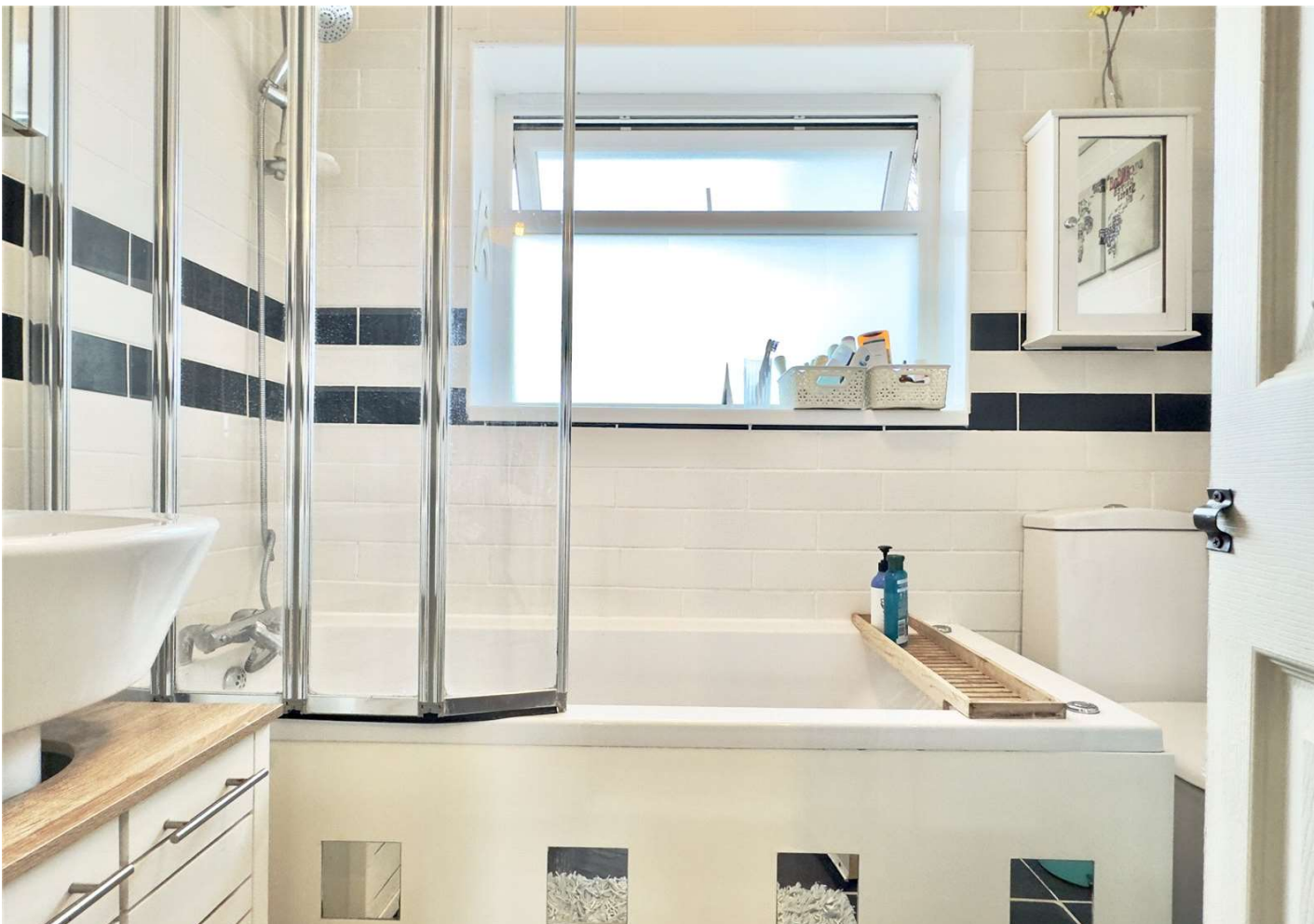
Rear garden: Side gated access. Artificial lawn. Decking. Outside tap.

Garage: En bloc with parking in front.

Council Tax - D

EPC Rating - D





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.

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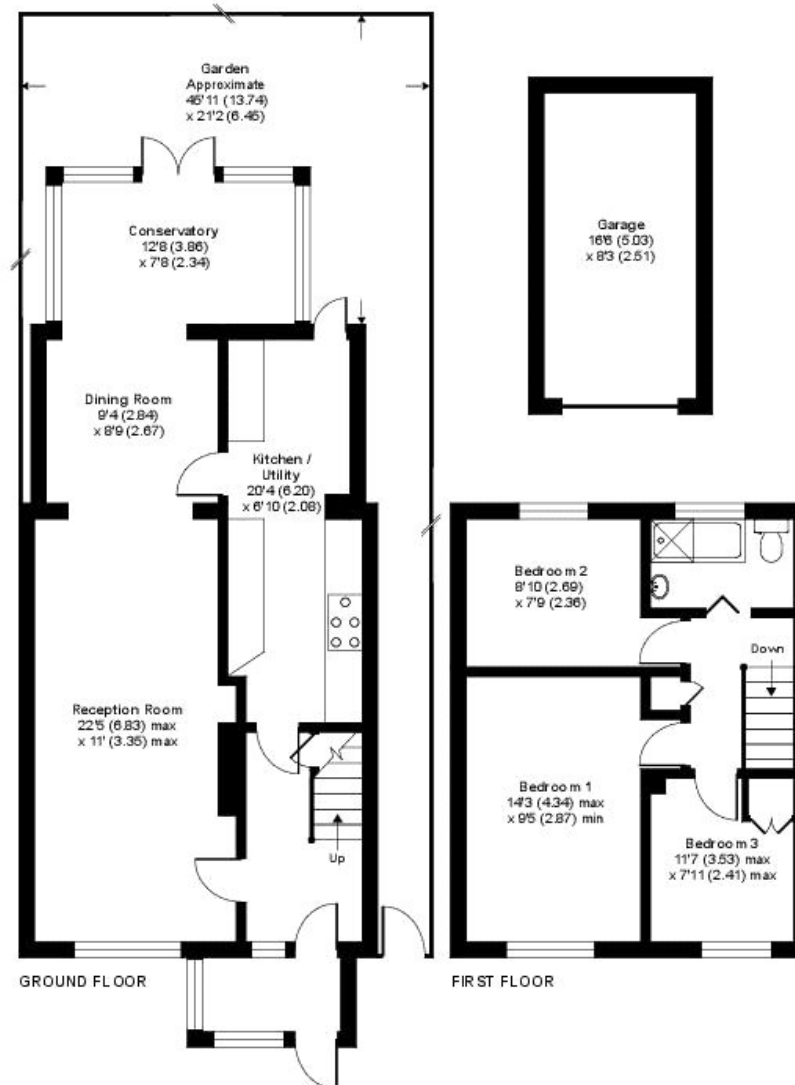
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ROBINSON-JACKSON

St. Georges Road, Swanley, BR8

Approximate Area = 1252 sq ft / 116.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2021. Produced for Acorn Group. REF. 730664

