



213



219



217

# Swanley Lane

Swanley | Kent | BR8 7LD



# Swanley Lane

Swanley, Kent, BR8 7LD

Guide Price £350,000 to £375,000  
Freehold

Located within walking distance to Swanley station, which offers fast services to London Bridge, Charing Cross, Victoria and Blackfriars is this impeccably presented, two bedroom family home. Offering to the ground floor, a great open plan living/dining room, well equipped kitchen and cloakroom, with to the first floor, 2 fantastic double bedrooms, luxurious bathroom with freestanding bath, and walk in double shower and access to a loft room which is currently used as office and guest bedroom. Outside is a 100' plus rear garden with multiple zones and a block paved frontage. If you are looking for an amazing versatile home, look no further.

## Benefitting from:

- 23' Reception Room
- Ground Floor Cloakroom
- First Floor Bathroom
- Two Bedrooms
- Loft Room accessed by Stairs (currently used as office and guest bedroom)
- Approx. 100ft West Facing Rear Garden
- Block Paved Frontage
- Walking Distance to Station & Town
- Garage
- Council Tax: C
- EPC Rating: TBA



## Accommodation

### **Open Plan Reception** 7.1m x 3.63m (23'4" x 11'11")

Traditional wooden door to front. Double glazed windows to both front and rear. Feature fireplace with wood burner inset (untested). Radiators. Stairs to first floor. Storage cupboard.

**Kitchen** 4.01m x 1.9m (13'2" x 6'3") Double glazed window and door to side. Wall and base cabinets with countertop over with sink inset. Space for fridge/freezer, dishwasher, washing machine and cooker. Cupboard housing boiler.

**Cloakroom** Window to side. Vanity wash basin with integrated low level W.C. Radiator.

**First Floor Landing** Access to bedrooms, bathroom and stairs to loft room.

**Bedroom One** 3.4m x 3.28m (11'2" x 10'9") Double glazed window to front. Radiator.

**Bedroom Two** 3.7m x 1.75m (12'2" x 5'9") Double glazed window to rear. Radiator.

**Bathroom** 4.01m x 1.88m (13'2" x 6'2") Opaque double glazed window to rear. Large, enclosed cubicle shower. Free standing roll top bath. Vanity wash basin. Low level W.C. Cupboard. Radiator.

**Loft Room** 3.23m x 2.13m (10'7" x 7') Double glazed roof light. Eaves storage access. Currently used as office and guest bedroom.

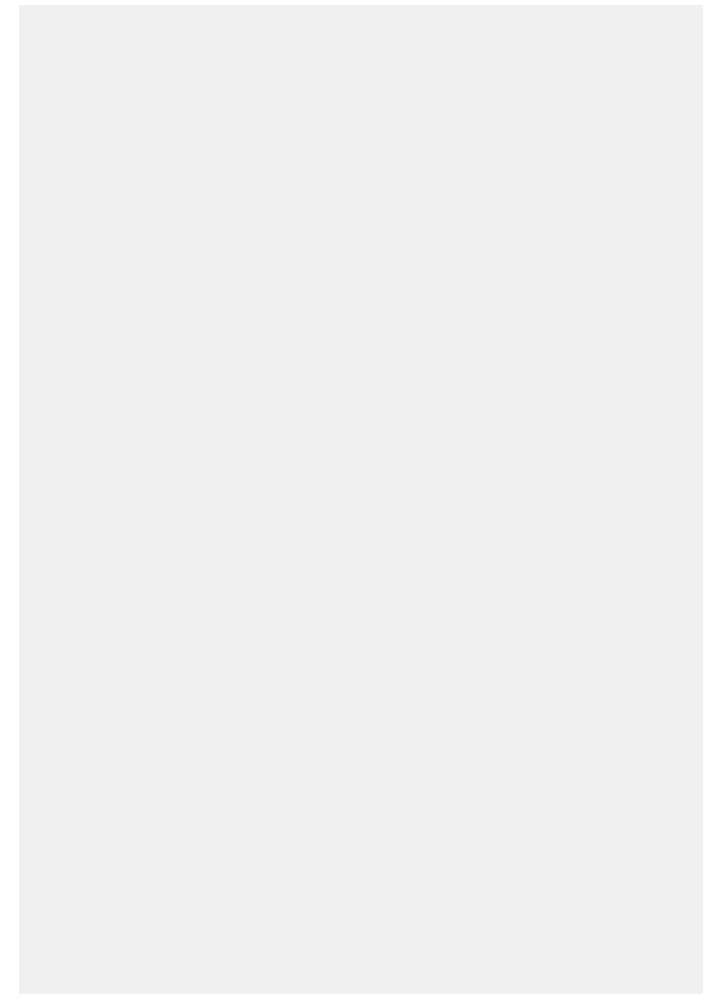
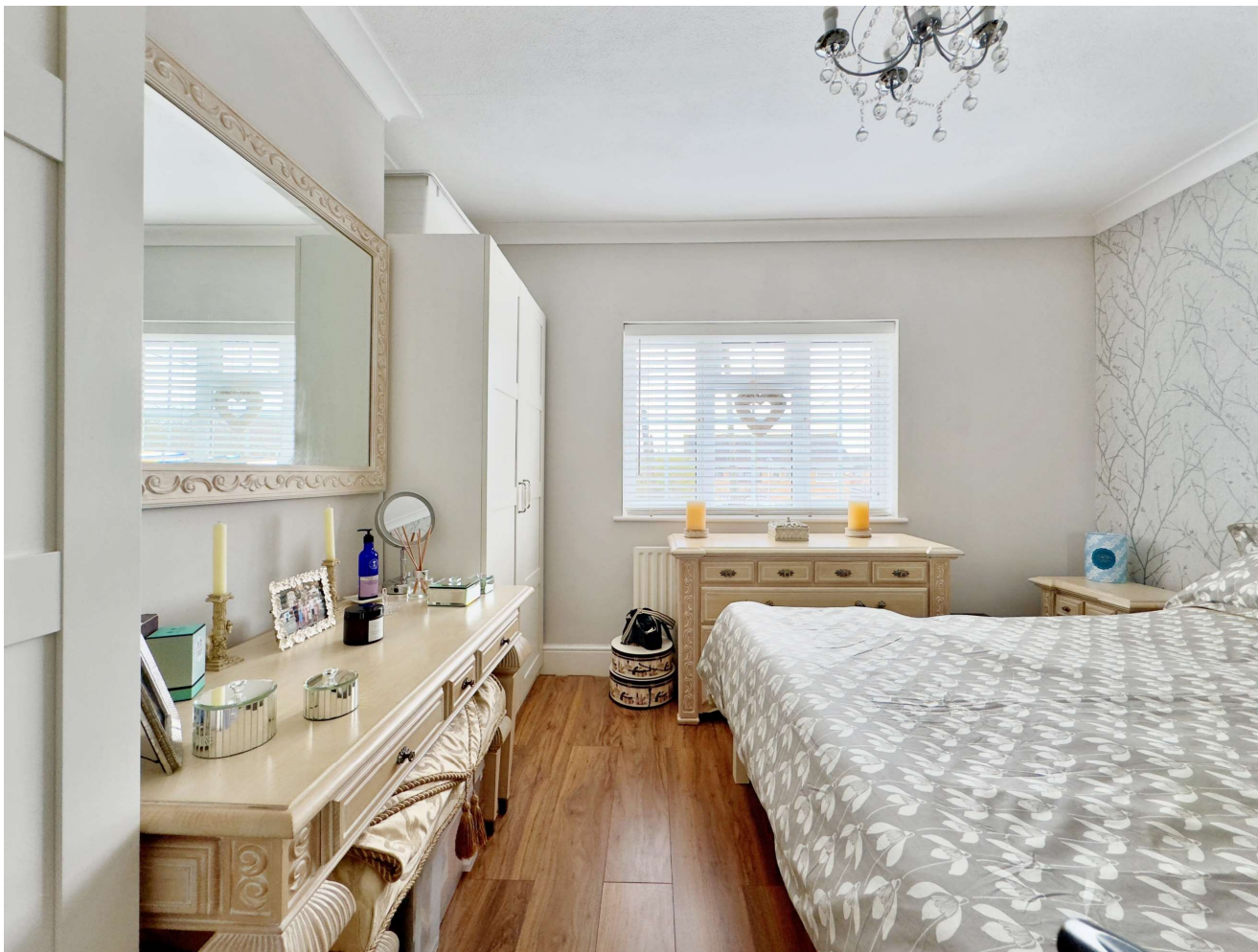
## Exterior

**Rear Garden** West facing. Several zones comprising - Patio area, decked area, real grass lawn, and vegetable patch. Secure side access. Outside tap.

**Garage** Up 'n' over door.

**Block paved frontage** Potential parking to front - subject to relevant consents.







## 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

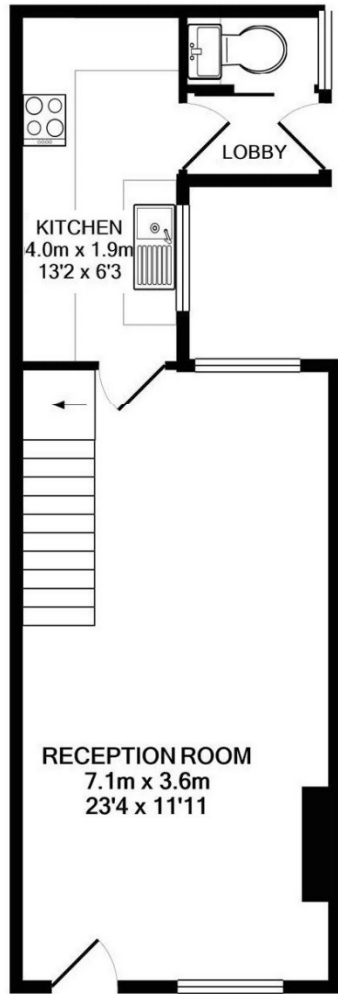
01322 666444

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

swanley@robinson-jackson.com

SALES | MORTGAGES | LEGALS

**ROBINSON-JACKSON**



KITCHEN  
4.0m x 1.9m  
13'2 x 6'3

LOBBY

RECEPTION ROOM  
7.1m x 3.6m  
23'4 x 11'11



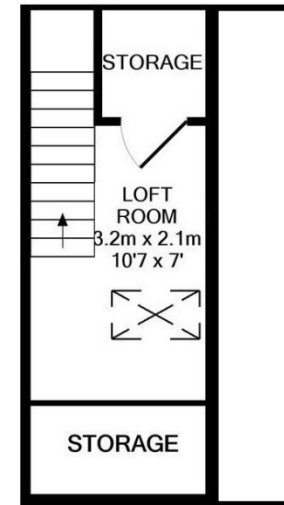
BATHROOM  
4.0m x 1.9m  
13'2 x 6'2

STORAGE

LANDING

BEDROOM  
3.7m x 1.8m  
12'2 x 5'9

BEDROOM  
3.4m x 3.3m  
11'2 x 10'9



STORAGE

LOFT  
ROOM  
3.2m x 2.1m  
10'7 x 7'

STORAGE

**TOTAL APPROX. FLOOR AREA 81.3 SQ.M. (875 SQ.FT.)**

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2020

