

**ROBINSON
JACKSON**
LOCAL OFFICE
01322 666444
FOR SALE

Archer Way

Swanley | BR8 7XN





Archer Way

Swanley, BR8 7XN

Guide Price £450,000 to £475,000
Freehold

Located on the ever popular Newlands Development on the outskirts of Swanley is this rarely available detached family house. The property was originally built as 4 bedrooms and has now been converted into 3 bedrooms with the main bedroom being some 20'6 x 10'9. Offered for sale with NO FORWARD CHAIN.

Benefitting from:

- Popular Development on the outskirts of Swanley
- Through Lounge
- Ground Floor Cloakroom
- Kitchen
- Garden Room
- 3 Bedrooms - Originally 4 Bedrooms
- First Floor Shower Room
- Garage & Driveway
- No Forward Chain
- Council Tax: E
- EPC Rating: C



Accommodation

Entrance Porch Double glazed door to front. Door into hallway.

Entrance Hall Door to porch. Carpet. Stairs to first floor. Radiator.

Ground Floor Cloakroom Double glazed window to side. Low level WC. Wash hand basin.

Reception Room 6.78m x 3.86m (22'3" x 12'8") Double glazed window to front. Carpet. Radiator. Double glazed window to rear.

Kitchen 3.9m x 2.9m (12'10" x 9'6") Double glazed window to rear. Double glazed door to rear. Range of wall and base units with work surfaces over. Display cabinets. Sink unit. Plumbed for washing machine. Breakfast bar.

Garden Room 6.63m x 2.16m (21'9" x 7'1") Double glazed windows to rear and to side. Double glazed door to side.

Landing Carpet. Access to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and shower room.

Bedroom One 6.25m x 3.28m (20'6" x 10'9") Two Double glazed windows to front. Range of built in bedroom furniture to remain. Carpet. Radiator.

This bedroom was originally two bedrooms - knocked into one and could be re-instated to create the original layout.

Bedroom Two 3.18m x 2.64m (10'5" x 8'8") measured into the wardrobes. Double glazed window. Range of bedroom furniture to remain. Carpet. Radiator.

Bedroom Three 2.57m x 2.1m (8'5" x 6'11") Double glazed window. Carpet. Radiator.

Shower Room 1.85m x 1.7m (6'1" x 5'7") Double glazed window. Shower cubicle. Low level WC. Vanity wash hand basin.





Exterior

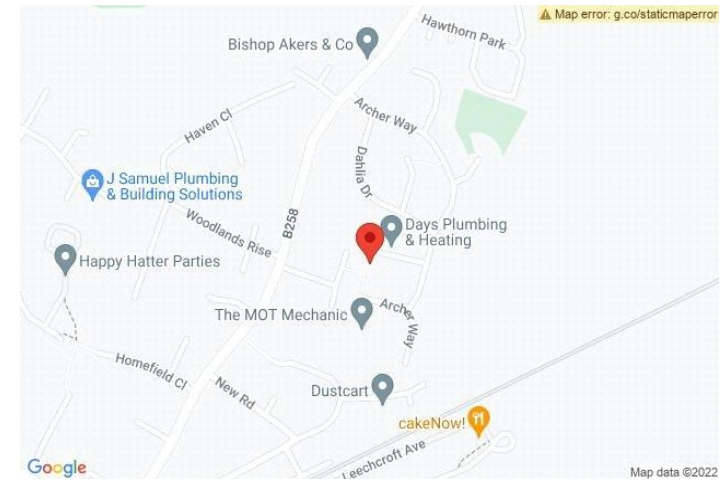
Rear Garden: Patio area. Side gated access. Laid to lawn.

Garage: Detached garage, up 'n over door. Personal door into the rear garden. driveway to front.

Council Tax - E

EPC Rating - C





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 & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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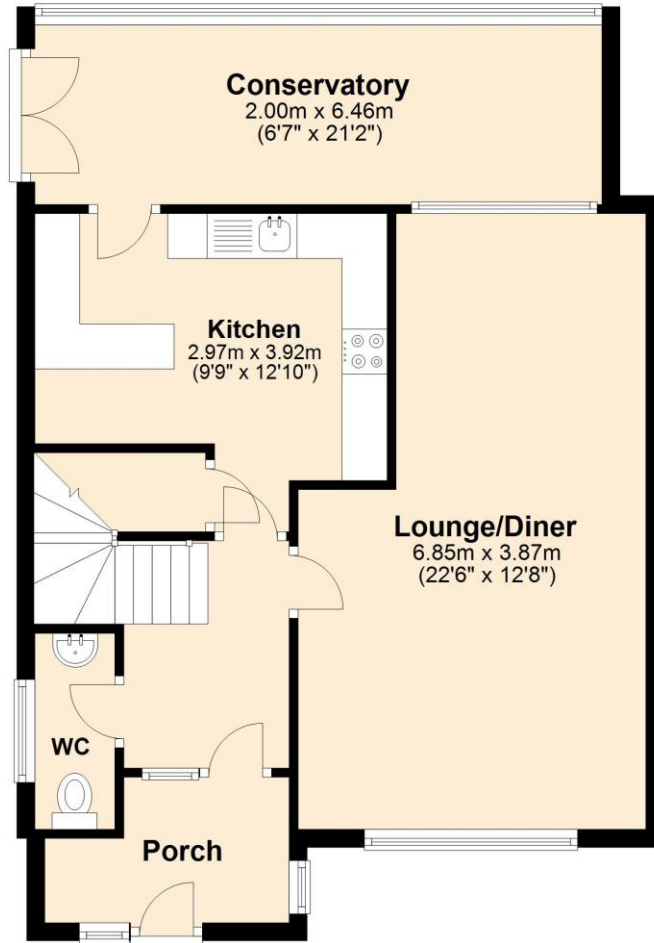
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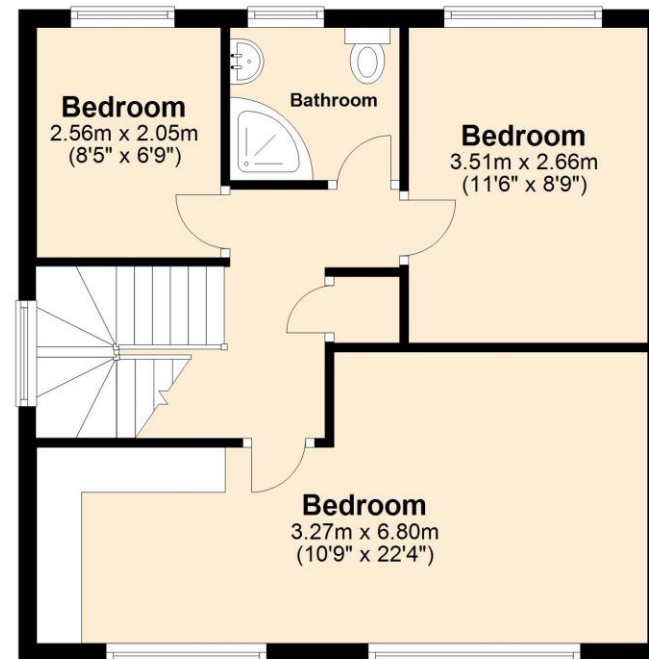
Ground Floor

Approx. 63.0 sq. metres (677.7 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



Total area: approx. 109.7 sq. metres (1181.2 sq. feet)

