



Farm Avenue

Swanley | Kent | BR8 7JA



Farm Avenue

Swanley, Kent, BR8 7JA

OIEO £375,000

Well Presented family home offering spacious 18'6 x 12'3 lounge, modern 18'6 x 11'2 kitchen/dining room, 3 bedrooms and first floor modern shower room. Good sized rear garden. Viewing Highly Recommended.

Benefitting from:

- Beautifully Presented
- Bright & Neutral Decor Throughout
- Lounge
- Modern Kitchen/Diner
- 3 Bedrooms
- Modern Shower Room
- Viewing Recommended



Accommodation

Lounge 5.64m x 3.73m (18'6" x 12'3")

Double glazed window to front. Double glazed window to side. Stairs to first floor. Radiator. Laminate flooring.

Kitchen 5.64m x 3.4m (18'6" x 11'2")

Double glazed window to rear. Double glazed french doors to rear. Range of wall and base units with work surfaces over. Space for fridge freezer. Plumbed for washing machine. Built in oven and hob.

Landing Airing cupboard. Access to loft. Carpet.

Bedroom 3.4m x 3.23m (11'2" x 10'7")

Double glazed window to front.

Bedroom 3.73m x 2.97m (12'3" x 9'9")

Double glazed window front. Laminate flooring.

Bedroom 2.82m x 2.57m (9'3" x 8'5")

Double glazed window to front. Laminate flooring. Radiator.

Shower Room Two double glazed windows to rear. Walk in shower. Wash hand basin. Low level WC.





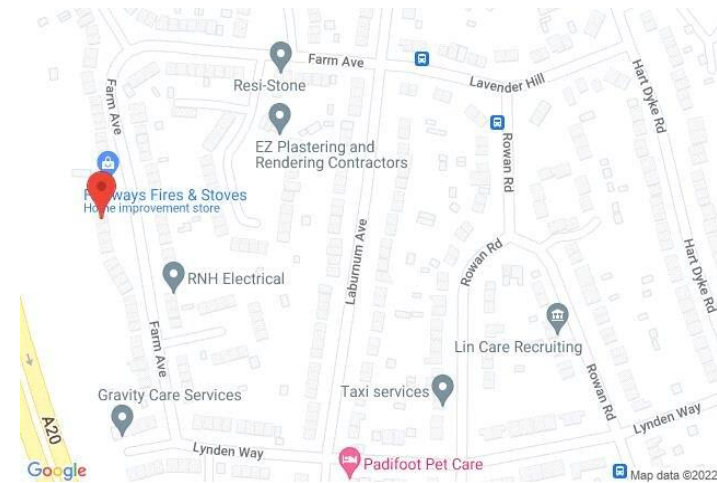
Exterior

Rear Garden: Side gated access. Rear pedestrian access. Laid to lawn. Patio area. Brick Shed with power.

EPC Rating – D

Sevenoaks District Council Band C

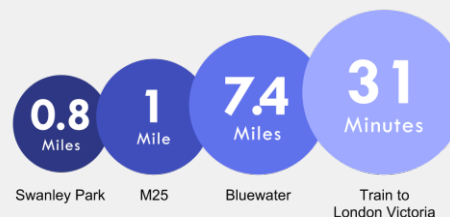




Important Notice

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 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

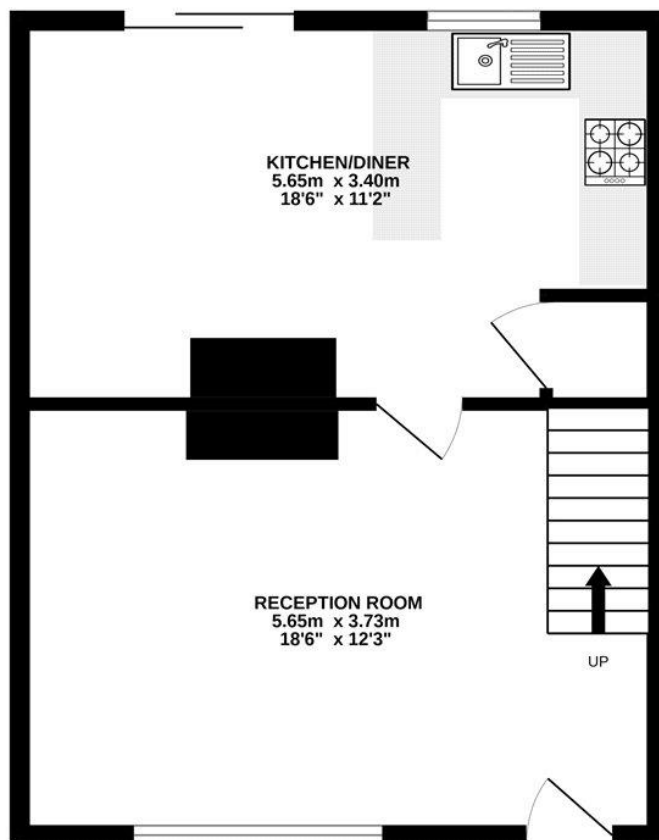
Robinson Jackson
39 High Street,
Swanley,
Kent BR8 8AE

swanley@robinson-jackson.com

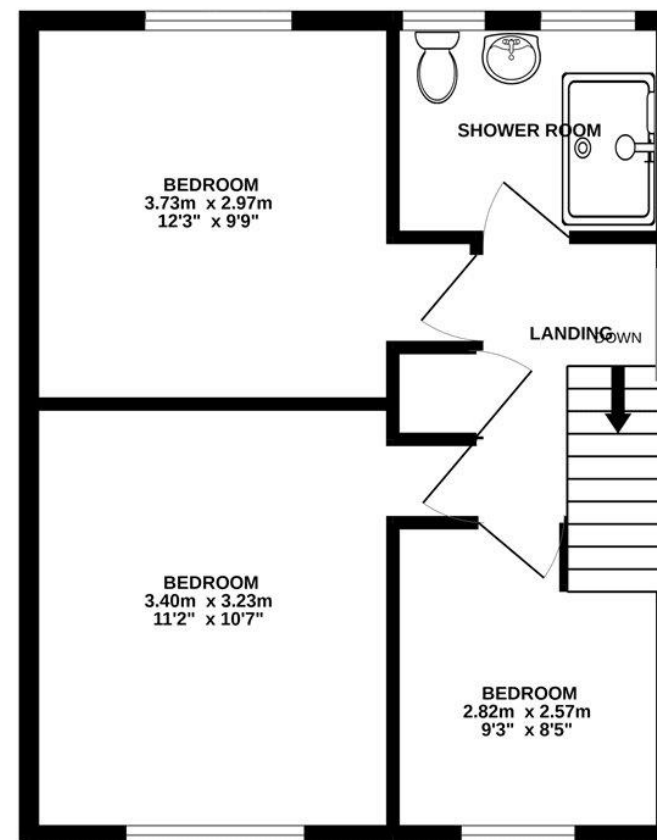
SALES | MORTGAGES | LEGALS

ROBINSON-JACKSON

GROUND FLOOR
39.5 sq.m. (425 sq.ft.) approx.



1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (864 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

