



# Lesley Close

Swanley | BR8 7AX



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Swanley, BR8 7AX

Guide Price £425k to £450k  
Freehold

Located within a quiet cul de sac within a 0.7mile walk to Swanley station which offers swift services to London Bridge, Charing Cross, Victoria and Blackfriars is this fantastic family home. Offering to the first floor, 3 great sized bedrooms and immaculate family bathroom. Whilst to the ground floor there is an open plan lounge/dining room, and well equipped kitchen. Outside you will find a garage with space for washing machine and utility area and a remarkable garden with summer house/garden office and plenty of off street parking. If you are looking for a home that you can simply move into, look no further.

Benefitting from:

- 3 Bedrooms
- 2 Reception Rooms
- Garage with Utility Area
- Garden Office
- Off Street Parking
- Walking Distance to Station
- Council Tax: D
- EPC Rating: D



## Accommodation

**Entrance Hall** Double glazed door to front. Access to dining room, kitchen and stairs to first floor.

**Lounge** 3.78m x 3.66m (12'5" x 12') Double glazed window to front Radiator. pen to dining room.

**Dining Room** 3.68m x 3.23m (12'1" x 10'7") Double glazed door to rear with windows either side. Radiator. Open to lounge.

**Kitchen** 2.72m x 2.26m (8'11" x 7'5") Double glazed window to rear and door to side. Range of matching wall and base cabinets with countertop over with inset sink/drainer and gas hob. Integrated oven and space for fridge and dishwasher.

**Landing** Double glazed window to side. Access to bedrooms, bathroom and loft.

**Bedroom One** 3.78m x 3.15m (12'5" x 10'4") Double glazed window to front. Radiator.

**Bedroom Two** 3.7m x 3.15m (12'2" x 10'4") Double glazed window to rear. Radiator.

**Bedroom Three** 2.51m x 2.29m (8'3" x 7'6") Double glazed window to front. Radiator.

**Bathroom** Opaque double glazed window to rear. Enclosed panelled P-shaped shower bath with glass screen and shower over. Wash basin. Low level wc. Heated towel rail.

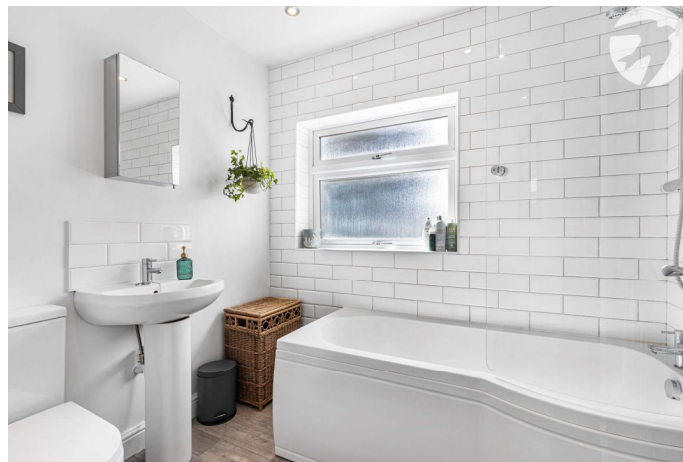
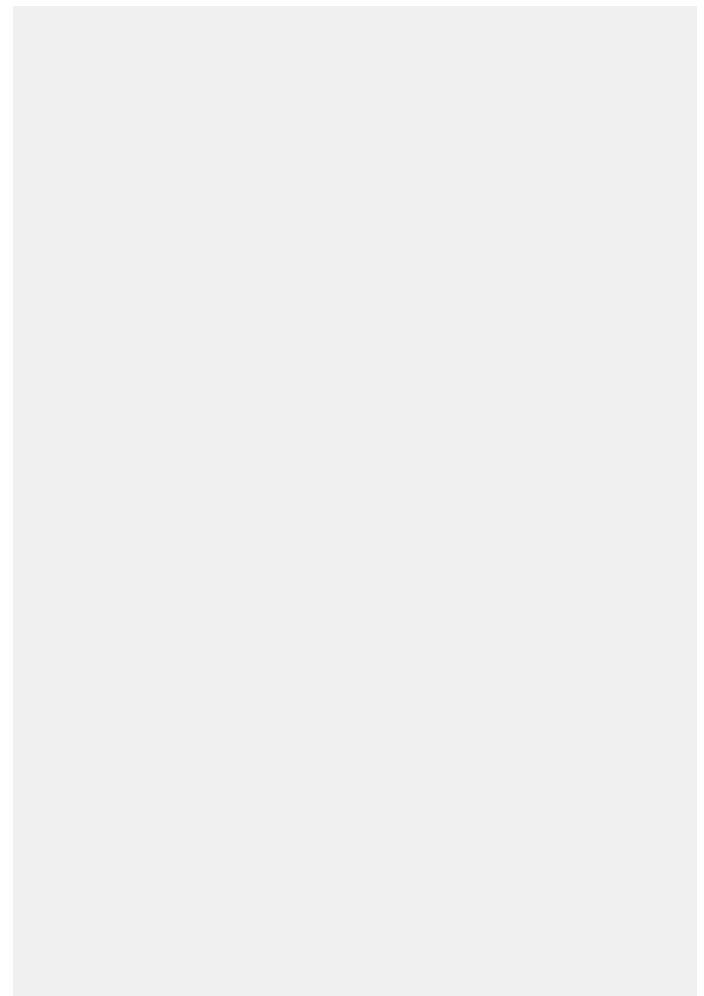
## Exterior

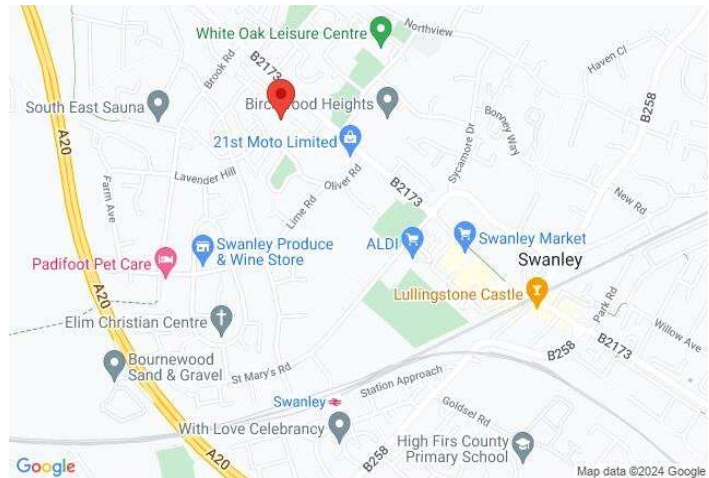
**Rear Garden** Measuring approximately 19m x 12m (60' x 40') with a Westerly exposure. Offering a paved patio with real grass lawn beyond. Shingle pathway to garden office/summer house.

**Garden Office/Summer House** 3.6m x 2.5m (11'10" x 8'2") Double glazed windows to front and side and door to front. Power and light.

**Garage** 5.0m x 3.59m (16'5" x 11'9") Barn style door to front. Double glazed windows to rear and door to side. Currently set as utility with space for washing machine, tumble dryer and freezer.







### 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



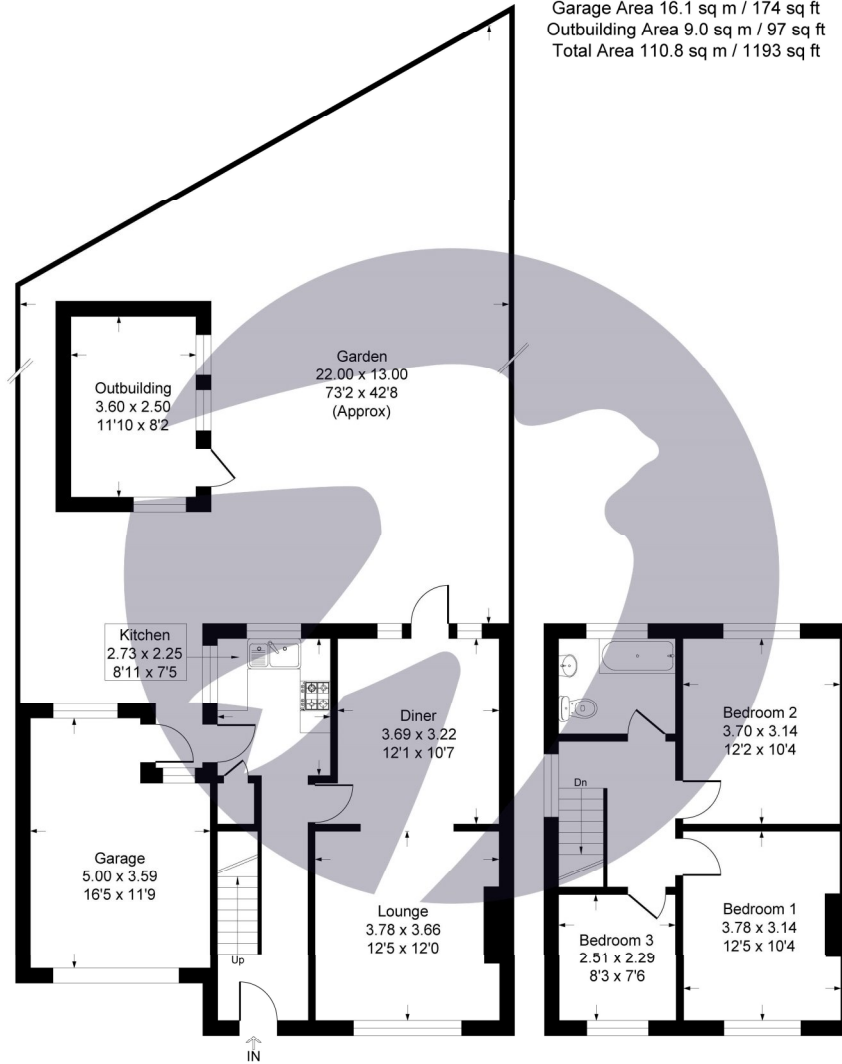
(All distances & times are approximates)

### FOR MORE INFORMATION CONTACT US TODAY.

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# Lesley Close, BR8

Approximate Gross Internal Area 85.6 sq m / 922 sq ft  
Garage Area 16.1 sq m / 174 sq ft  
Outbuilding Area 9.0 sq m / 97 sq ft  
Total Area 110.8 sq m / 1193 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

