



# Beech Avenue

Swanley | BR8 8AU



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Swanley, BR8 8AU

Offers Over : £600,000  
Freehold

Robinson Jackson are delighted to present this impressive 4/5 Bedroom, 3 Bathroom, 2/3 Reception Family home. Having been built in 2005 by Bovis homes and maintained by the current vendors, the property represents amazing value and versatility. The property is situated ideally for convenient access to Swanley mainline station, town centre, local schools and more. Internal viewing essential to appreciate the scale and light this home offers.

## Benefitting from:

- Detached
- Four Bedrooms
- Three Bathrooms
- Two reception Rooms
- Study/Bedroom Five
- Utility Room
- Kitchen/Breakfast Room
- Private Drive
- Garage
- Walking Distance to Station
- Convenient for Schools and Town



## Accommodation

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

**Study/Playroom** 2.4m x 2.18m (7'10" x 7'2") Double glazed window to front. Radiator.

**Lounge** 5.66m x 3.12m (18'7" x 10'3") Double glazed patio doors to rear. Radiator. Double doors to dining room.

**Dining Room** 3.43m x 2.62m (11'3" x 8'7") Double glazed window to rear. Double doors into lounge. Radiator. Access to utility and kitchen.

**Kitchen/Breakfast Room** 3.63m x 2.34m (11'11" x 7'8") Double glazed window to front. Tiled flooring. Range of wall and base cabinets with countertop over with sink/drain inset. Integrated fridge/freezer, oven and gas hob with extractor. Open to utility room.

**Utility Room** 2.36m x 1.7m (7'9" x 5'7") Double glazed door to side. Tiled flooring. Base cabinets with sink inset. Tiled flooring. Radiator. Boiler.

**Cloakroom** Tiled walls and flooring. Low level WC. Wash basin. Radiator.

**First Floor Landing** Providing access to bedrooms, bathroom and loft.. Airing cupboard.

**Bedroom One** 4.5m x 3.15m (14'9" x 10'4") Double glazed window to front. Integrated double wardrobe. Radiator.

**Ensuite One** Opaque double glazed window to side. Tiled walls and flooring. Enclosed cubicle shower. Wash basin. Low level WC. Radiator. Toothbrush/shaver point.

**Bedroom Two** 3.35m x 2.62m (11' x 8'7") Double glazed window to rear. Integrated wardrobe. Radiator.

**Ensuite Two** Tiled walls and flooring. Enclosed cubicle shower. Wash basin. Low level WC. Toothbrush/shaver point. Radiator.

**Bedroom Three** 2.54m x 2.46m (8'4" x 8'1") Double glazed window to rear. Integrated wardrobe. Radiator.

**Bedroom Four** 2.95m x 2.08m (9'8" x 6'10") Double glazed window to front. Radiator.

**Family Bathroom** Opaque double glazed window to side.. Enclosed panelled bath with shower over. Wash basin. Low level WC. Toothbrush/shaver Point. Radiator. Tiled walls.





## Exterior

**Rear Garden** 41ft x 37ft (12.5m x 11.28m) approximately. Real grass lawn surrounded by mature planted trees. Private paved patio. Outside tap. Secure side access.

**Garage** 30'9 x 8'3 (9.42m x 2.5m) Electrically operated up 'n' over door. Power and light. Carpet. Loft area. Door to garden.

**Front Garden** Real grass lawn beside a neat block paved driveway for several vehicles.

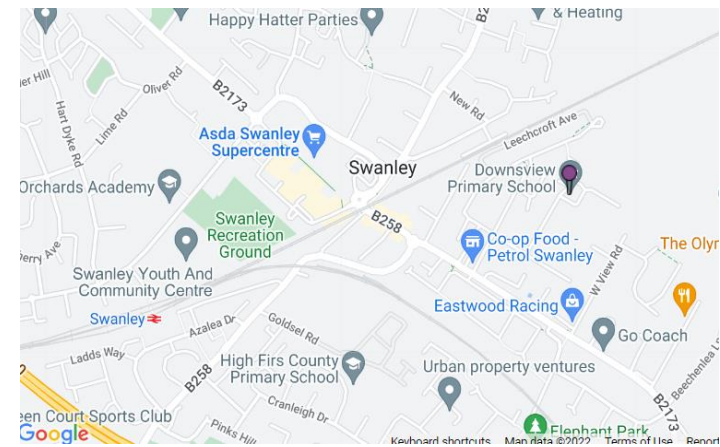
## Additional Information

Council Tax Band F - Sevenoaks District Council

Council Tax - F

EPC Rating - To be confirmed. Previously Rated – 72 - 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.

Michelle Dean - Branch Partner

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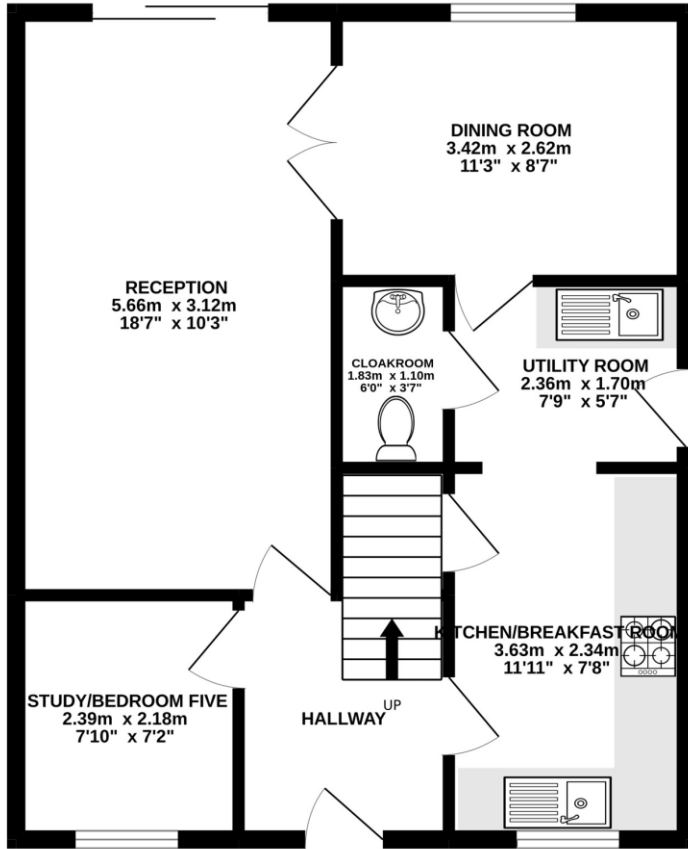
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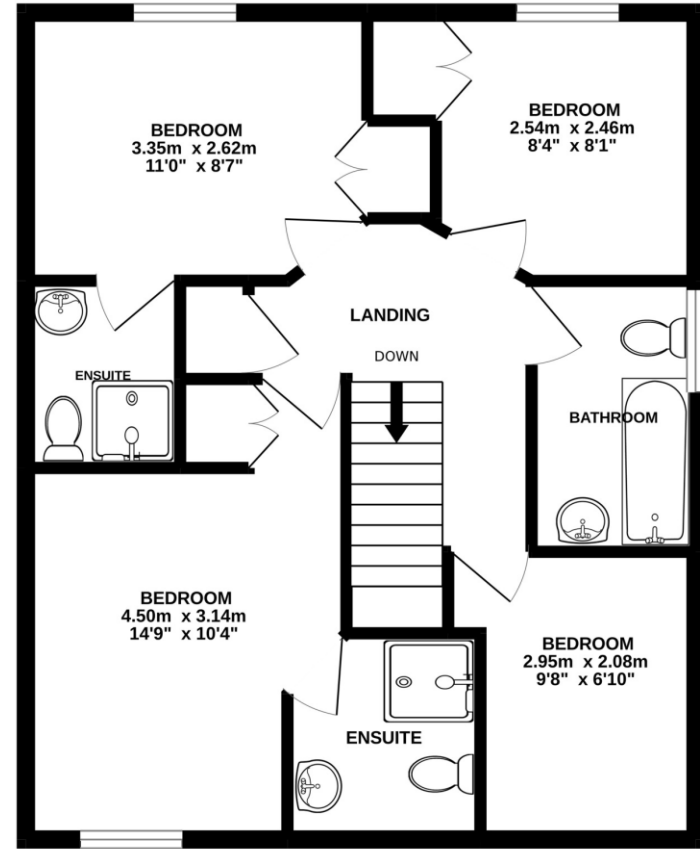
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**ROBINSON-JACKSON**

**GROUND FLOOR**  
53.1 sq.m. (571 sq.ft.) approx.



**1ST FLOOR**  
53.1 sq.m. (571 sq.ft.) approx.



**TOTAL FLOOR AREA : 106.1 sq.m. (1142 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.

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