



Button Street | Swanley, Kent, BR8 8DY



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OIEO £300,000

Freehold

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## Button Street, Swanley

Located on the periphery of Farningham Wood Nature Reserve is this period 2 double bedroom cottage. Offering period feature with fireplaces in the bedrooms yet with a modern kitchen and bathroom to the round floor. This ideal first home is situated ideally for quick access to commuter road M25, M20 and A20 with Swanley station just a short drive away.

## Property Features

- Council Tax: C
- EPC Rating: D
- 2 Double Bedrooms
- Modern Kitchen and Bathroom
- Convenient for Commuter Links
- 1.5 Miles to Station
- Chain Free



## Interior

**Reception Room** 3.7m x 3.02m (12'2" x 9'11") Double glazed window to front. Traditional wooden front door. Feature fireplace. Radiator.

**Reception Room Two** 4.2m x 3.7m (13'9" x 12'2") max. Open to kitchen. Radiator.

**Kitchen** 3.7m x 1.83m (12'2" x 6') Double glazed window and door to garden. Range of matching wall and base cabinets with countertop over with inset sink/drain and gas hob. Integrated oven. Space for washing machine and fridge/freezer.

**Bathroom** 3.7m x 1.63m (12'2" x 5'4") Opaque double glazed window to rear. Enclosed panelled bath with shower over and glass screen. Wash basin. Low level wc. Heated towel rail. Storage cupboard.

**First Floor Landing** Offering access to bedrooms.

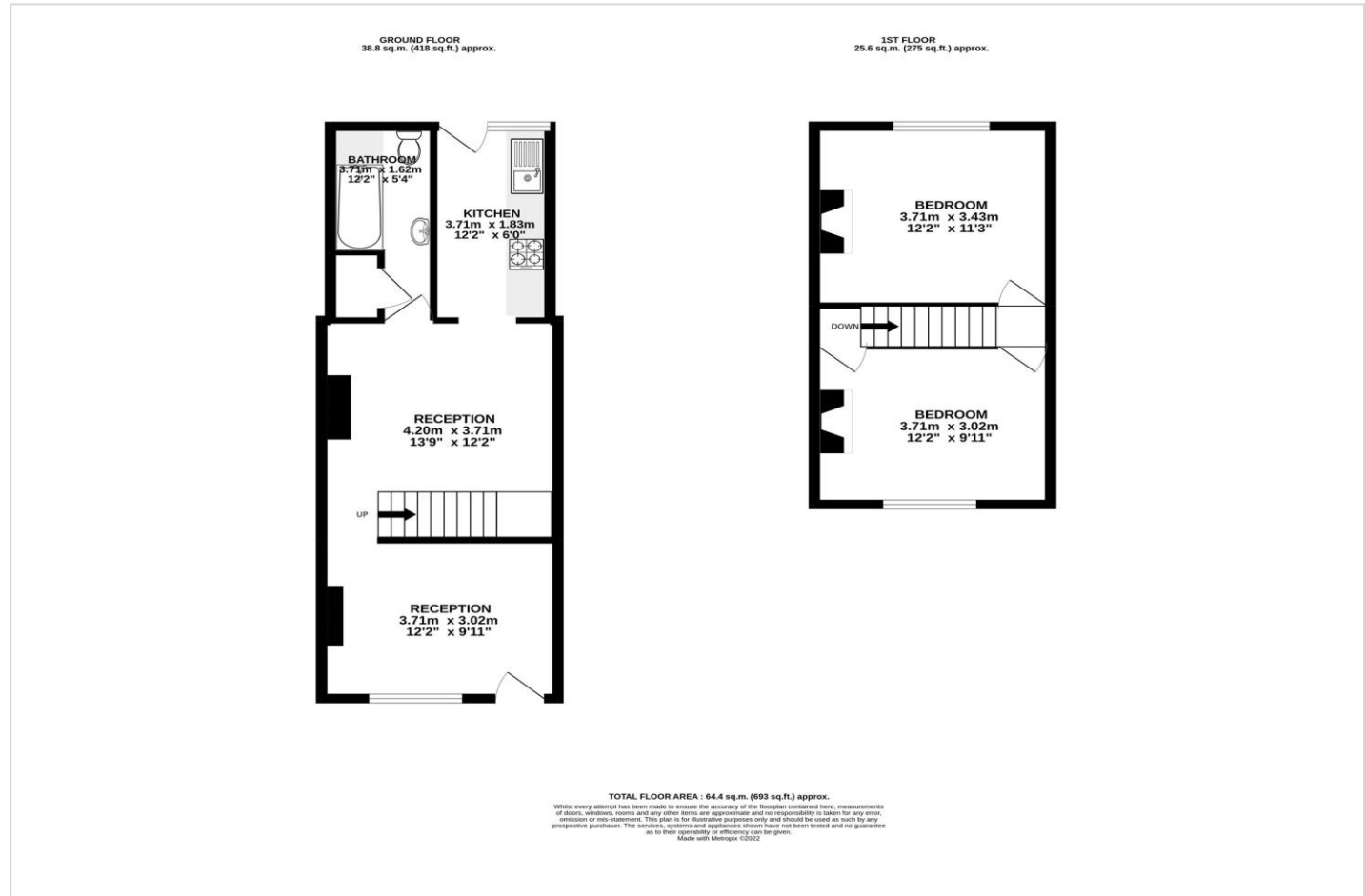
**Bedroom One** 3.7m x 3.02m (12'2" x 9'11") Double glazed window to front. Radiator. Feature fireplace.

**Bedroom Two** 3.7m x 3.43m (12'2" x 11'3") Double glazed window to rear. Radiator. Feature fireplace.

## Exterior

**Rear Garden** Offering a paved patio leading to a real grass lawn with fields beyond.

**Front Garden** Small real grass lawn with steps and path to front door.

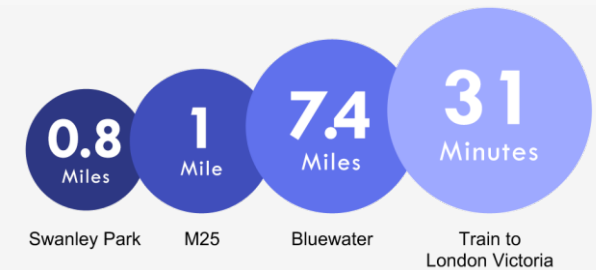
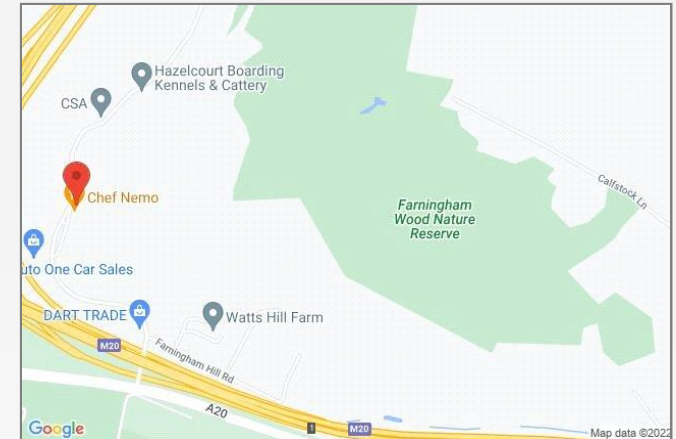






## Property Location

Button Street, Swanley, Kent, BR8 8DY



\*All distances from branch postcode. Train time from nearest station.

## Additional Information

Council Tax Band C - Sevenoaks District Council

Waste water is serviced by way of a septic tank with a bi-annual fee of £250. The use of this system means that you need only pay the water company for incoming water and not waste management.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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