



The Spinney

Swanley | Kent | BR8 7YW



The Spinney

Swanley, Kent, BR8 7YW

Asking Price £450,000

Freehold

Located in a quiet area of Swanley. This spacious and beautifully presented family home offers comfortable and practical living. The ground floor boasts a family room, large kitchen/dining room, and a master bedroom with dressing room and ensuite bathroom, providing ample living space for the whole family to enjoy.

Upstairs, you will find three well-proportioned bedrooms and a well-appointed shower room. Outside, the property offers a neat and low maintenance garden, perfect for relaxing in during the warmer months, as well as en bloc, a garage and parking space.

Situated close to Swanley Park, and just a short distance from Swanley station, which offers fast and convenient services to London Bridge, Blackfriars, and Victoria, making it ideal for commuters. The town centre is also within easy reach, providing a range of local amenities for your convenience.

Benefitting from:

- Four Bedrooms
- Two Bathrooms
- 23' Kitchen/Dining Room
- 16' x 14'8 Family Room
- Garage
- Parking
- Walking Distance To Station
- Close to Swanley Park
- Council Tax: D
- EPC Rating: C



Accommodation

Entrance Hall Accessed via composite door providing access to family room, master bedroom and stairs to first floor. Large storage cupboard.

Family Room 4.88m x 4.47m (16' x 14'8") Double glazed window to front. Pocket doors to kitchen/dining room. Radiator.

Kitchen/Dining Room 7m x 2.92m (23' x 9'7") Double glazed French doors complimented by double glazed window and 2 large skylights. Impressive modern kitchen comprising a range of matching wall and base cabinets finished in a high gloss white and contrasting walnut style finish with quartz countertop over with inset sink and hob. Integrated twin ovens, fridge/freezer, washing machine and dishwasher. Radiator.

Dressing Room 2.34m x 1.85m (7'8" x 6'1") Open to master bedroom. Range of full height and width wardrobes with shelved area.

Master Bedroom 3.96m x 3.07m (13' x 10'1") Accessed by way of private dressing room. Double glazed window to rear. Access to private ensuite shower room. Radiator.

Ensuite Bathroom 2.82m x 1.78m (9'3" x 5'10") Opaque double glazed window to front. Enclosed panelled shower bath with option of screens. Vanity wash basin. Low level wc. Heated towel rail.

First Floor Landing Double glazed window to side. Provides access to bedrooms, and shower room.

Bedroom Two 3.8m x 2.51m (12'6" x 8'3") Double glazed window to rear. Radiator.

Bedroom Three 3.3m x 2m (10'10" x 6'7") Double glazed window to rear. Radiator.

Bedroom Four 2.4m x 2.26m (7'10" x 7'5") Double glazed window to front. Radiator.

Shower Room 1.96m x 1.88m (6'5" x 6'2") Opaque double glazed window to front. Enclosed cubicle shower. Vanity wash basin. Low level wc. Heated towel rail.





Exterior

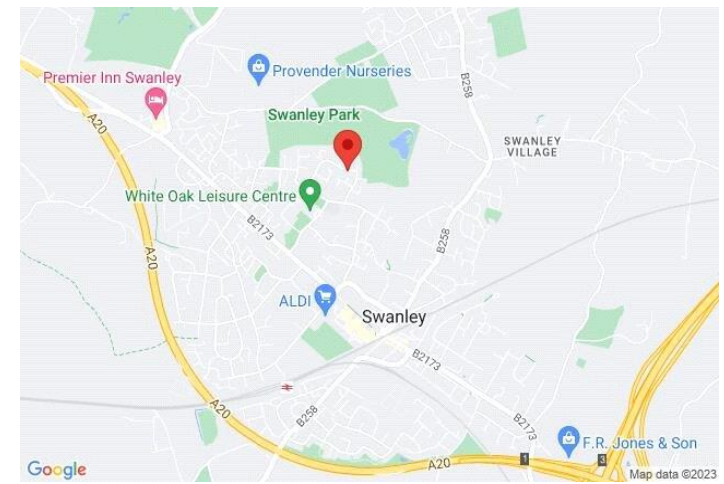
Rear Garden Offering a low maintenance are. Paved with Indian 'fossil' sandstone throughout with designated areas. Undercover entertaining area, currently home to a hot tub. Secure pedestrian access.

Garage Located en bloc close to the property. Up and over door.

Parking Space Located next to garage.

Front Garden Low maintenance with artificial grass lawn. (Potential to create off street parking subject to obtaining relevant consent).





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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ROBINSON-JACKSON

Ground Floor

Approx. 80.9 sq. metres (870.4 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

