



Allington Way

Swanley | Kent | BR8 8FG





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Swanley, Kent, BR8 8FG

Guide Price £400,000 to £425,000

Freehold

Robinson Jackson are delighted to offer to the market this very well presented three double bedroom town house with Juliette balcony. The property is located close to Swanley Station with links into London Victoria and close to Swanley Town Centre. Internally you will find, entrance hall, reception room/study, ground floor cloakroom, modern kitchen/breakfast room. To the first floor - a spacious landing with under stair storage, reception room and bedroom one with en suite shower room. The second floor comprises bedroom two and three and family bathroom.

Benefitting from:

- Popular Modern Development
- Close To Town Centre & Station
- Ground Floor Cloakroom
- Two Reception Rooms
- 3 Double Bedrooms
- En Suite Shower Room
- Juliette Balcony
- Rear Garden
- 2 Parking Bays
- No Forward Chain
- Council Tax: D
- EPC Rating: B



Accommodation

Entrance Hall Door to front. Stairs to first floor.

Sitting Room/Study 3m x 2.7m (9'10" x 8'10") Double glazed window to front. Radiator.

Ground Floor Cloakroom Low level WC. Wash hand basin.

Kitchen/Breakfast Room 132 x 3.89m (132 x 12'9") Double glazed window to rear. Double glazed door to rear. Range of wall and base units with work surfaces over. Built in oven, hob and extractor. Sink unit. Storage cupboard. Space for fridge freezer. Space for washing machine. Space for dishwasher.

Landing Carpet. Access to bedroom and reception room. Stairs to first floor. Under stairs storage space.

Reception Room 4m x 2.8m (13'1" x 9'2") Double glazed window to front. Double glazed French door to Juliette balcony. Carpet.

Bedroom One 4m x 2.87m (13'1" x 9'5") Two double glazed windows to rear. Carpet. Radiator. Access to en suite shower room:

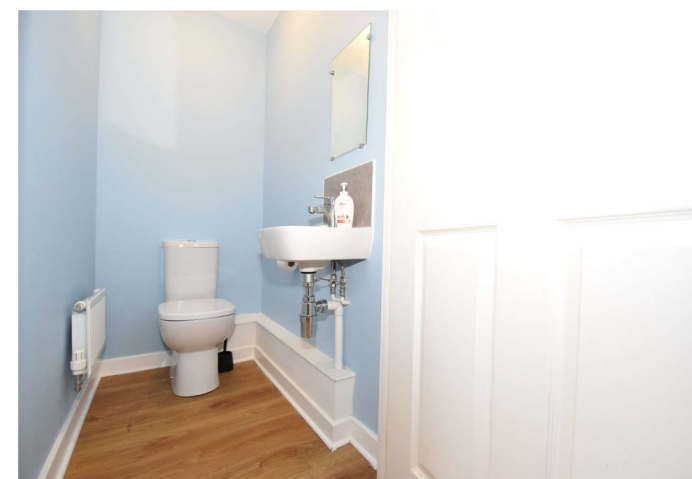
En Suite Shower Room Shower cubicle. Low level WC. Wash hand basin.

Landing Access to bedroom two, three and bathroom. Carpet.

Bedroom Three 4m x 3.1m max (13'1" x 10'2" max) Two double glazed windows to front. Carpet. Radiator.

Bedroom Two 4m x 2.97m max (13'1" x 9'9" max) Two double glazed windows to rear. Carpet. Radiator.

Bathroom Panelled bath with shower over. Low level WC. Wash hand basin.





Exterior

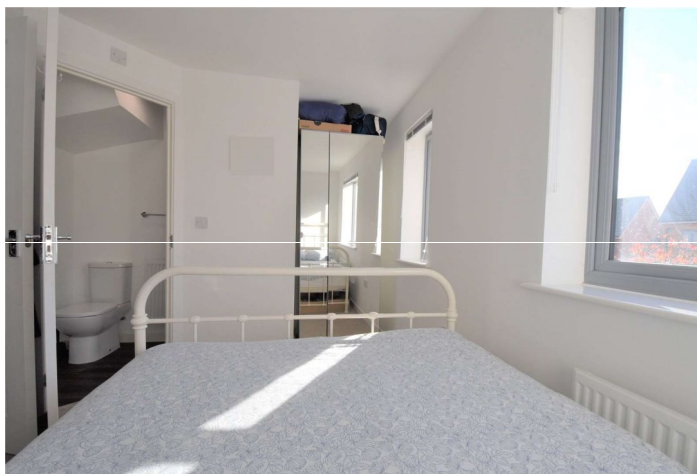
Rear Garden: Patio area. Laid to lawn. Fenced. Gated access.

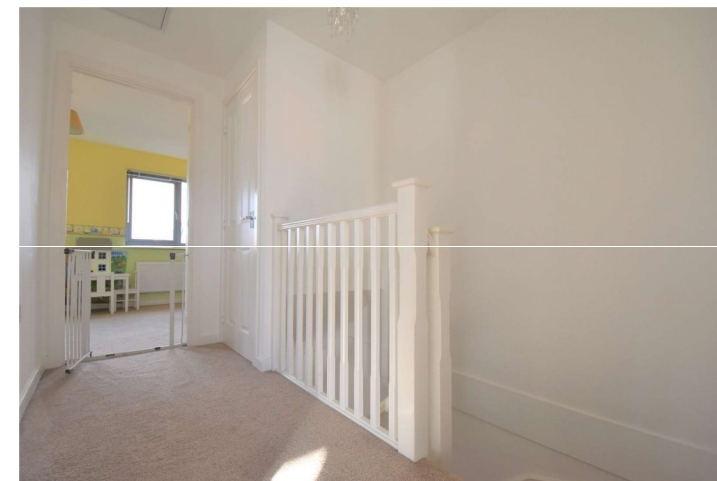
Allocated Parking Bays: One directly outside Number 4 and across the road next to the Visitors bay.

Estate Charge: The Vendor has advised there is an annual service charge which is approximately £250 per annum.

Council Tax - D

EPC Rating - B





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

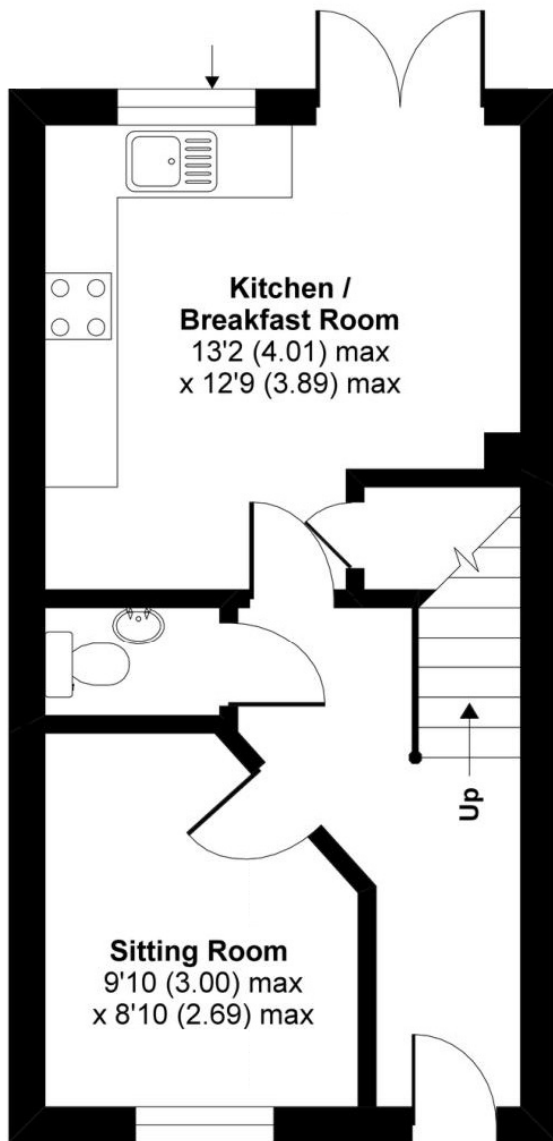
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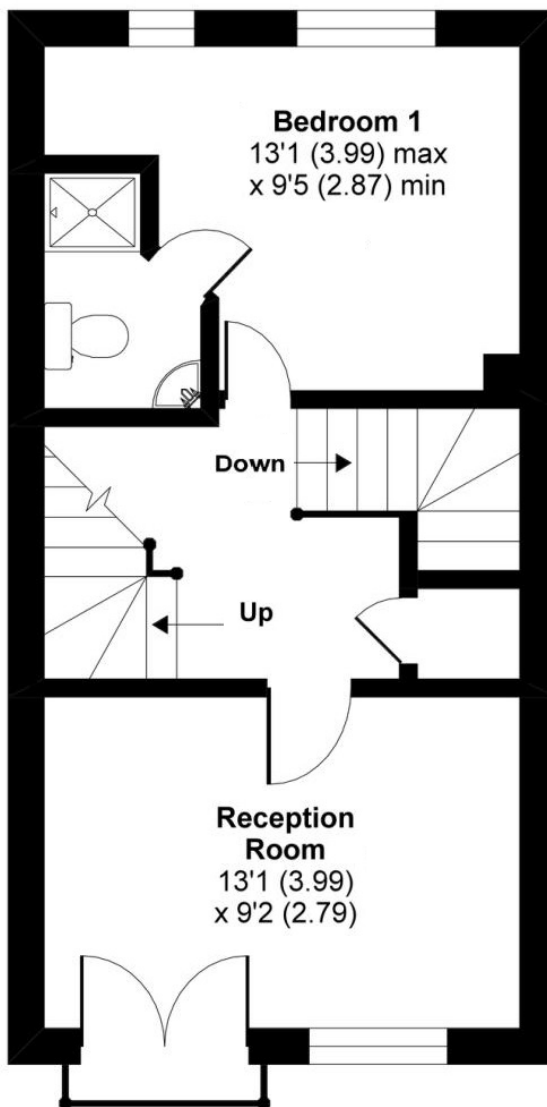
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SALES | MORTGAGES | LEGALS

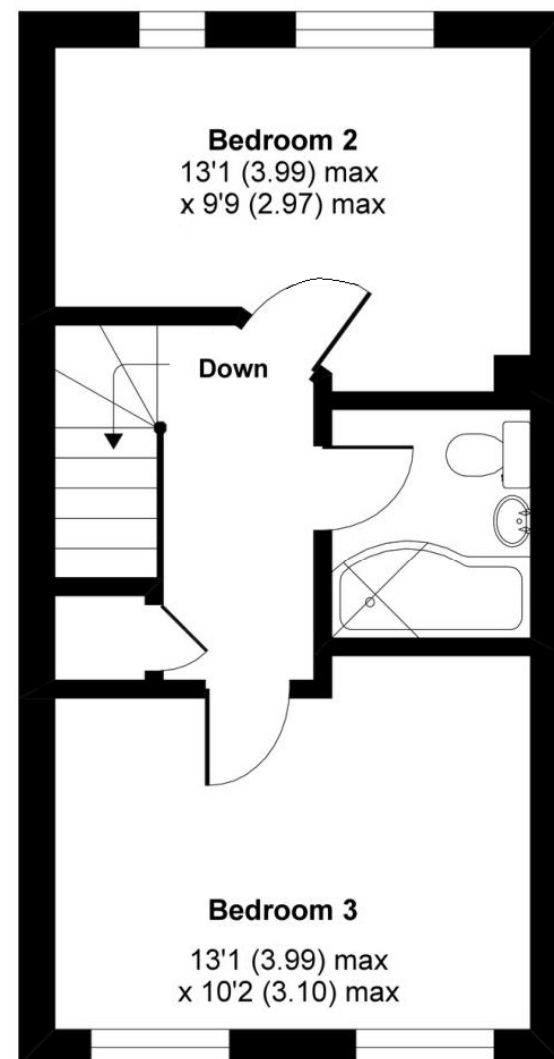
ROBINSON-JACKSON



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

