



Russett Way | Swanley, Kent, BR8 7TR

 2  1  2 Offers In Excess Of: £325,000 Freehold

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Russett Way, Swanley

Located in a popular residential area within walking distance of Swanley mainline station with fast services to London Victoria, town centre, schools and commuter links is this versatile family home. To the ground floor is a reception room and kitchen/dining room with direct access to the easy to maintain rear garden whilst to the first floor are 2 large double bedrooms with the capacity to separate the larger of the two to create a good double and a single bedroom.

Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- 2 Double Bedrooms
- Potential to become a 3 Bedroom House (STRC)
- 14'1 x 11'4 Reception Room
- Kitchen/Dining Room
- Separate Bathroom and WC
- Walking Distance to Station
- Close to Town and Schools
- Potential to be Chain Free



Interior

Entrance Hall 4.32m x 1.8m (14'2" x 5'11") Accessed via double glazed door. Providing access to reception room, kitchen/dining room and stairs to first floor. Radiator. Storage cupboard.

Reception Room 4.3m x 3.45m (14'1" x 11'4") Dual aspect with double glazed windows to front and side. Radiator. Storage cupboard.

Kitchen/Dining Room 5.36m x 2.67m (17'7" x 8'9") Double glazed window and French doors to rear. Kitchen area offers a range of matching wall and base cabinets with countertop over with inset sink/drain. Space for cooker, washing machine, fridge and freezer. Radiator.

First Floor Landing Providing access to bedrooms, bathroom, cloakroom and loft. 3 Storage cupboards.

Bedroom One 4.27m x 2.62m (14' x 8'7") Double glazed window to rear. Radiator.

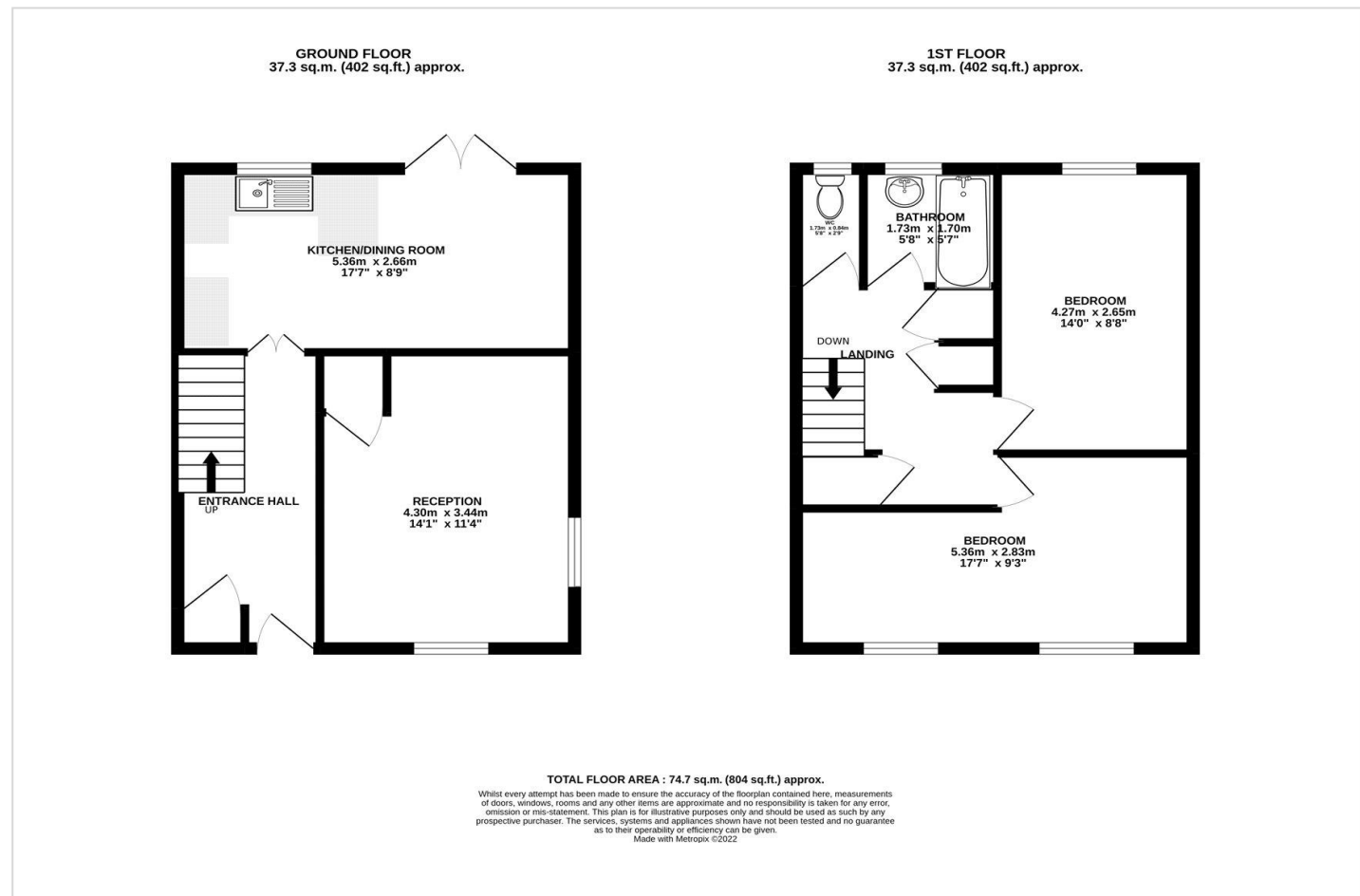
Bedroom Two 5.36m x 2.82m (17'7" x 9'3") Dual double glazed windows to front. Radiator. This room is sizeable enough to be split into 2 separate rooms which would measure approximately 11'7 x 9'3 (3.53m x 3.83m) and 9'3 x 6'4 (2.83m x 1.92m) respectively.

Bathroom 1.73m x 1.7m (5'8" x 5'7") Opaque double glazed window to rear. Enclosed panelled bath. Wash basin. Radiator.

WC Opaque double glazed window to rear. Low level wc.

Exterior

Rear Garden Offering a paved patio with artificial grass borders. Secure gated rear access.





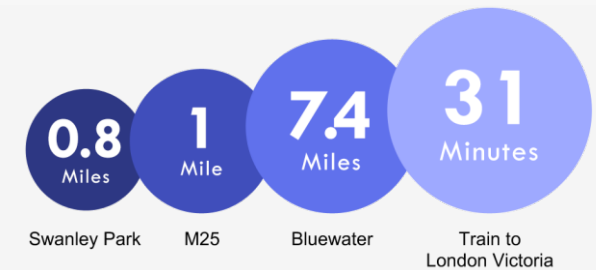
Additional Information

Awaiting EPC

Bedroom Two could easily be separated to create 2 bedrooms by way of stud walling. This has been accomplished by several properties within the area.

Property Location

Russett Way, Swanley, Kent, BR8 7TR



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

**FOR MORE INFORMATION
CONTACT US TODAY.**

01322 666444
Robinson Jackson
39 High Street,
Swanley,
Kent BR8 8AE
swanley@robinson-jackson.com

