



Woodlands Rise

Swanley | Kent | BR8 7JT



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Swanley, Kent, BR8 7JT

Asking Price £535,000

Freehold

Introducing this charming semi-detached house, boasting 3-4 well-appointed bedrooms. As you step inside, you will be greeted by a bright and spacious interior, creating a warm and inviting atmosphere. This property has been meticulously designed, offering a versatile and comfortable living space.

Conveniently situated, this home ensures ease of everyday living with its ideal location, being within walking distance to station, schools, town and commuter links. A well thought out low maintenance garden and patio area provide opportunity for outdoor relaxation or entertaining. The added benefit of off-street parking and garage mean your vehicles will be securely accommodated.

Additional features include a ground floor shower room, perfect for added convenience.

If you are seeking a peaceful and homely abode, look no further. Arrange a viewing today and be captivated by its undeniable appeal.



Accommodation

Entrance Hall Providing access to lounge/bedroom, kitchen/dining/family room, garage and stairs to first floor.

Lounge/Bedroom 4.76m x 3.48m (15'7" x 11'5") Double glazed bay window to front. Bi-folding doors to dining area.

Open Plan Kitchen/Dining/Family Room 7.13m x 5.53m (23'5" x 18'2") Comprising dining room, kitchen and family room.

Kitchen Open to family and dining areas. Offering modern wall and base cabinets with granite countertop over with inset sink/drain and hob. Integrated oven and dishwasher. Mood lighting.

Dining Room Bi-folding doors to lounge/bedroom. Open to kitchen and family areas. Modern column radiators. Dimming downlighting.

Family Room Double glazed laminated bi-folding doors to garden. Access to utility room. Open to kitchen and dining areas. Column radiators. Amazing double glazed roof lantern with dimmable downlighting perimeter.

Utility Room 2.79m x 2.7m (9'2" x 8'10") Double glazed window and door to garden. Base cabinets with countertop over with inset sink/drain. Space for washing machine. Hallway to shower room and garage.

Shower Room 2.9m x 1.33m (9'6" x 4'4") Walk-in cubicle shower. Vanity wash basin. Low level wc. heated towel rail.

First Floor Landing Double glazed window to side. Access to bedrooms, bathroom and loft. Radiator.

Bedroom One 4.22m x 3.5m (13'10" x 11'6") Double glazed bay window to front. Radiator. Fitted wardrobes.

Bedroom Two 4m x 2.86m (13'1" x 9'5") Double glazed window to rear. Radiator. Integrated wardrobe and fitted wardrobes.

Bedroom Three 2.8m x 2.11m (9'2" x 6'11") Double glazed window to front. Radiator. Fitted wardrobe.

Bathroom 2.7m x 1.68m (8'10" x 5'6") Opaque double glazed windows to rear. Enclosed panelled shower bath with glass screen and shower over. Vanity wash basin. Low level wc. Heated towel rail





Rear Garden Measuring approximately 14.6m x 8.9m (48' x 29') with a South/West exposure. Offering a stone paved patio which leads to a realistic looking artificial lawn with shingle terrace beyond. Surrounded by mature planted borders.

Wooden shed. Power and light.

Garage/Gym 5.25m x 2.77m (17'3" x 9'1") Electrically operated roller door. Power and light. Solar power battery storage (3.5kWh). Currently used as a gym.

Driveway Block paved with space for multiple vehicles.

Benefitting from:

- 3 to 4 bedrooms
- 2 Bathrooms
- Open Plan Living Space
- Garage
- Off Street Parking
- Solar Panels with Battery Storage
- Walking Distance to Station
- Close to Schools
- Council Tax: E
- EPC Rating: To be confirmed





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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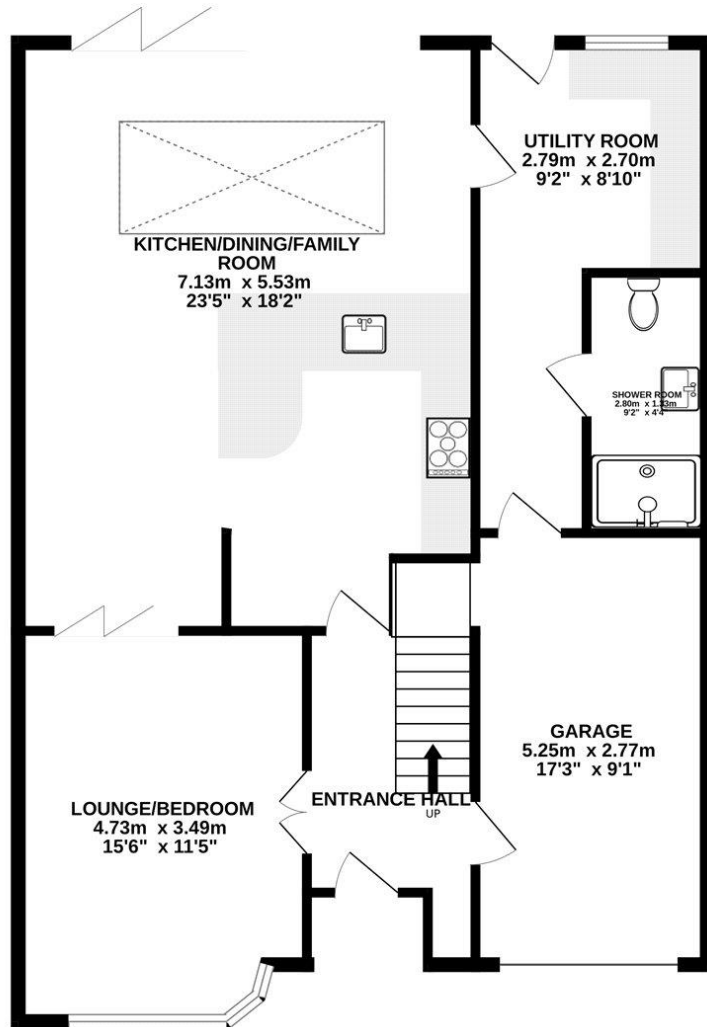
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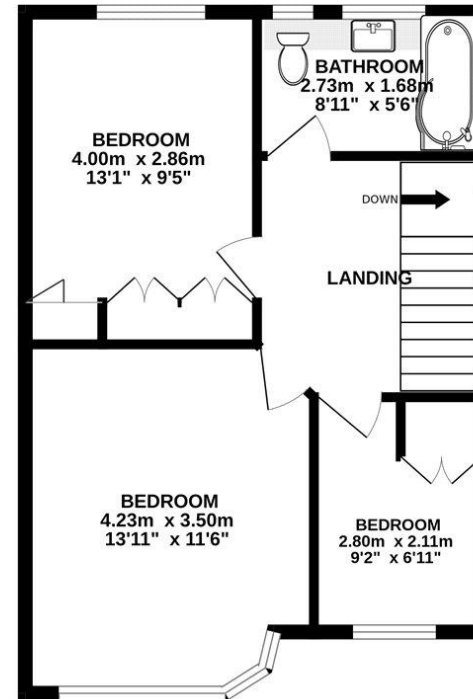
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ROBINSON-JACKSON

GROUND FLOOR
95.1 sq.m. (1024 sq.ft.) approx.



1ST FLOOR
43.7 sq.m. (470 sq.ft.) approx.



TOTAL FLOOR AREA : 138.8 sq.m. (1494 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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