



# West View Road

Swanley | Kent | BR8 8BN





# West View Road

Swanley, Kent, BR8 8BN

Guide Price £425,000 - £450,000

Presenting a stunning two-bedroom semi-detached bungalow conveniently located within walking distance of Swanley Town Centre and Swanley Station, offering rapid connections to London Victoria, Blackfriars, London Bridge, and Charing Cross. This property also boasts excellent access to major motorway links, including the M25, A2, A20, and M20.

The bungalow features a generously-sized rear garden, perfect for green thumbs, along with a 9m x 6m outbuilding suitable for use as a home office or studio. Inside, you'll find an inviting entrance hall, a bright and spacious master bedroom with mirrored sliderobes, and a second bedroom. The contemporary bathroom enhances the overall living experience, while a modern kitchen seamlessly connects to the conservatory.

The spacious lounge diner, complete with a cozy log-burning stove, is ideal for winter evenings. Additional amenities include a garage and driveway for off-street parking. Notably, the property has undergone extensive refurbishment in the past nine years, meticulously cared for by the current owners.



## Benefitting from:

- Stunning Bungalow
- Wow Factor
- Two Bedrooms
- Modern Bathroom
- Modern Kitchen
- Spacious Lounge Diner
- Conservatory
- Outbuilding/Studio/Office
- Parking To Front
- Council Tax: D
- EPC Rating: C

## Accommodation

**Entrance Hall** Door to side. Cupboard housing meters. Loft access. Radiator.

**Lounge Diner** 7.65m x 3.66m (25'1" x 12') at widest point. Double glazed patio doors to rear. Radiator. Carpet. Log burner with feature mantle.

**Kitchen** 4.2m x 2.67m (13'9" x 8'9") Open into conservatory. Double glazed door to rear. Range of complimentary wall and base units with work surfaces over, built in oven, hob and extractor hood. Space for fridge freezer, space for tumble dryer and washing machine. Sink unit.

**Conservatory** 5.77m x 3.15m (18'11" x 10'4") Double glazed window to side and to rear. Double glazed french doors leading onto the composite decking. Glass roof with blinds.

**Master Bedroom** 4.62m x 3.66m (15'2" x 12') Double glazed window to front. Radiator. Carpet. Range of built in sliderobes.

**Bedroom Two** 3.02m x 2.72m (9'11" x 8'11") Double glazed window to front. Radiator. Carpet.

**Bathroom** Double glazed window to side. Panelled bath with shower attachment. Fixed shower head. Vanity wash hand basin. Low level WC. Built in storage cupboard.

## Exterior





Generous Rear garden: Composite decking, steps leading to the lawn area. Side access. Door into garage.

Garage: Power and light.

Driveway: providing off street parking to front. Wooden gates to side.

## Additional Information

Since the EPC which was carried out in July 2014 there has been extensive work carried out to the property by the new owner.

23/04/2024 New EPC now in place.

From 2014 the works consist of:

Central Heating

Kitchen & Bathroom

Rewiring

Re Decoration

All External Walls Have Been Thermo Boarded

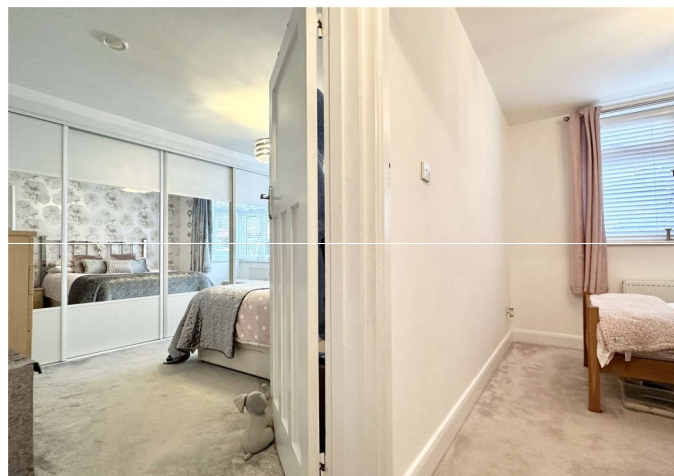
Double Glazing

Additional Work Carried Out

Composite Decking

9m x 6m Rear Outbuilding

Imprinted Driveway





## 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 from branch postcode. Train time from nearest station.

(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

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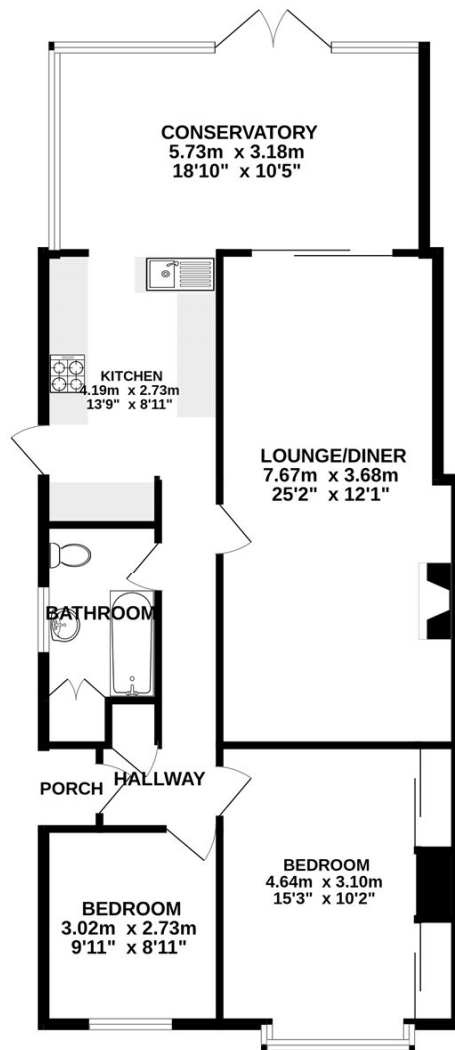
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**ROBINSON-JACKSON**

**GROUND FLOOR**  
93.3 sq.m. (1004 sq.ft.) approx.



**TOTAL FLOOR AREA : 93.3 sq.m. (1004 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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