



# Ruxton Close

Swanley | Kent | BR8 7DA









# Ruxton Close

Swanley, Kent, BR8 7DA

Asking Price £525,000

## Freehold

As you step inside, you'll be greeted by two spacious reception rooms, providing versatile living spaces for relaxation and entertainment.

The dining room features bi-fold doors that open onto the decked area which seamlessly connect the indoor and outdoor spaces. An inviting space for hosting gatherings, enjoying al fresco dining, and embracing the beautiful surroundings.

The modern kitchen, thoughtfully designed with contemporary fixtures and fittings, offers a stylish and functional culinary haven. The convenience of a ground floor cloakroom, coupled with a utility area, enhances the practicality of daily living.

The property boasts three inviting bedrooms, ideal for accommodating a growing family or hosting overnight guests. The bright and neutral decor throughout adds a touch of elegance and creates an airy ambiance, making every corner of this home feel warm and inviting.

The well-kept rear garden, along with an additional side garden, offers outdoor enjoyment. A decked area provides an excellent space for hosting gatherings and creating lasting memories with loved ones. For those seeking additional flexible space, a timber summerhouse is included, perfect for pursuing hobbies or establishing a productive work-from-home environment.

Parking will never be an issue, as the property features a garage and driveway, ensuring secure storage and convenience.

Furthermore, this property presents an exciting opportunity for expansion, with the potential for extension, allowing you to tailor the living space to suit your personal requirements and aspirations.





## Accommodation

**Entrance Hall** Double glazed door to front. Radiator. Stairs to first floor. Under stair storage.

**Reception Room** 4.1m x 3.94m (13'5" x 12'11") Double glazed full length feature window to front. Feature fireplace. Radiator. Double doors into dining room.

**Dining Room** 3.56m x 3.02m (11'8" x 9'11") Double glazed bi fold doors leading onto the decked area. Radiator.

**Kitchen** 4.45m x 2.74m (14'7" x 9') Double glazed window to rear. Door to side. Range of wall and base units with complimentary work surfaces over and upstand. Inset one and a half bowl sink unit. Gas hob with extractor fan over. Built in oven. Built in fridge. Storage cupboard. Tiled flooring.

**Inner Lobby** Double glazed frosted door to side leading onto the garden. Access to ground floor cloakroom. Built in storage cupboard. Storage area: 5'11 x 4'3. Power. Space for freezer. Shelving.

**Ground Floor Cloakroom** Double glazed window to side. Low level WC. Wash hand basin. Tiled flooring. Feature painted brick walls.

**Landing** 2.13m x 2.08m (7' x 6'10") Access to bedrooms and bathroom. Storage cupboard.

**Bedroom One** 4.1m x 3.73m3max (13'5" x 12'3"9'10"ax) Widest measurement. Double glazed window to front. Built in wardrobe. Radiator.

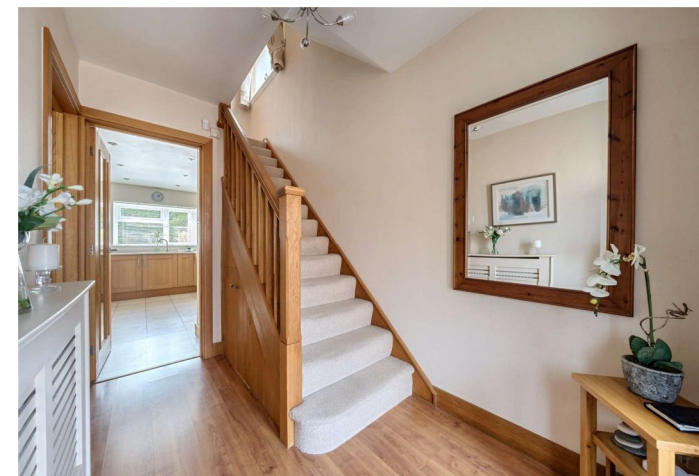
**Bedroom Two** 3.66m x 3.53m (12' x 11'7") Double glazed window to rear. Radiator. Built in wardrobe.

**Bedroom Three** 2.95m x 2.67m (9'8" x 8'9") Double glazed window to front. Radiator. Over stairs cupboard.

**Bathroom** 2.4m x 1.98m (7'10" x 6'6") Frosted double glazed window to rear. Radiator. Panelled bath with shower screen and electric shower over. Wash hand basin. Low level WC. Tiled walls and flooring.

## Exterior

**Utility:** 10'4 x 5'10. Door to side. Wall and base units with work surfaces over. Inset sink unit. Boiler. Gas meter. Electric meter.







**Rear Garden:** Hedged and fenced. Decked area with mainly laid to lawn. Pebble pathway with inset stepping stones. Additional gated side garden.

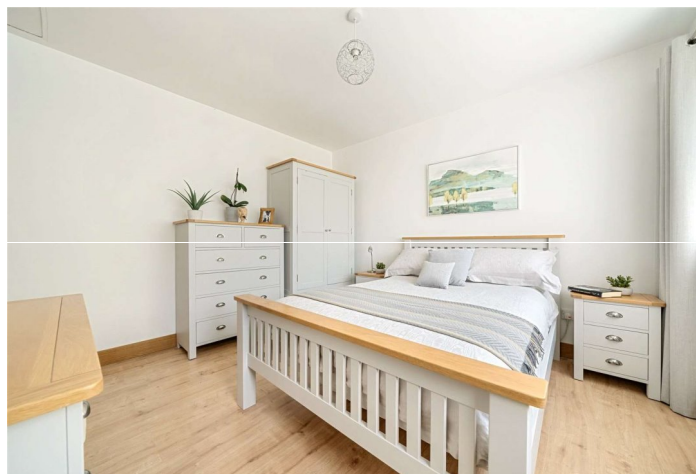
**Summerhouse:** 11'4 x 9'5. Power and lighting. A lovely timber summerhouse with double doors leading into the garden with windows to the front and to the side. Ideal for those who wish to work from home or a hobby.

**Garage:** 15'6 x 9'. Electric Up 'n' over door.

**Front Garden:** Laid to lawn. Driveway: Block paved driveway to front for several vehicles.

### Benefitting from:

- 2 Reception Rooms
- Modern Kitchen
- Ground Floor Cloakroom plus Utility
- Modern Bathroom
- 3 Bedrooms
- Bright & Neutral Decor
- Well Kept Rear Garden + Additional Side Garden
- Decked Area - Great For Entertaining
- Timber Summerhouse Ideal For Hobby's or Work From Home
- Garage & Driveway
- Potential For Extension
- Council Tax: D
- EPC Rating: D



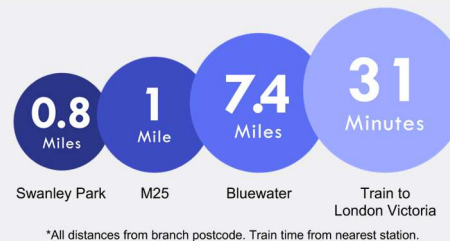




## Important Notice

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

01322 666444

Robinson Jackson  
39 High Street,  
Swanley,  
Kent BR8 8AE

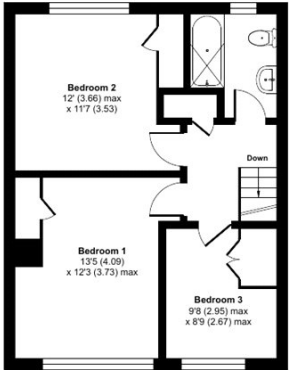
swanley@robinson-jackson.com

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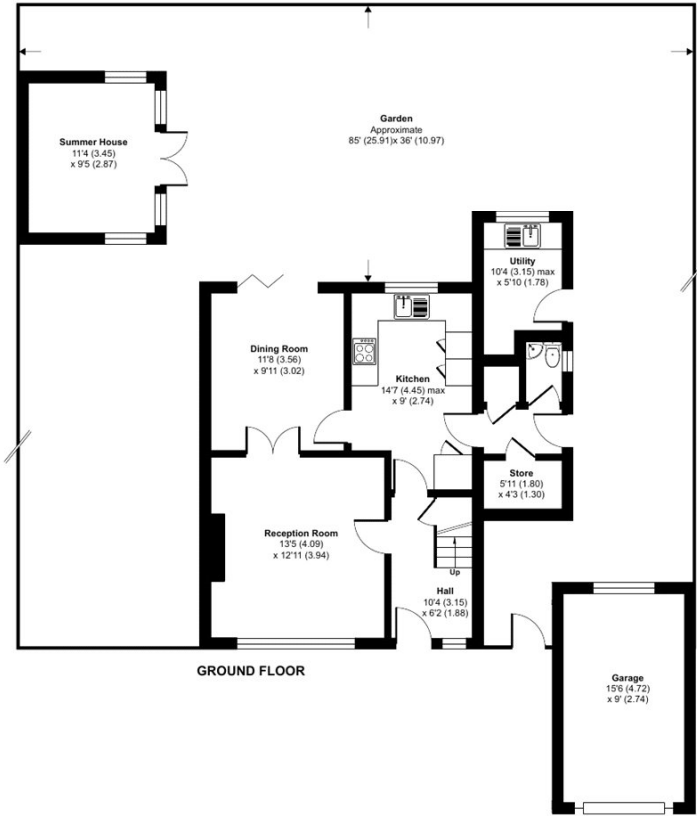
**ROBINSON-JACKSON**

Ruxton Close, BR8

Approximate Area = 1078 sq ft / 100.1 sq m  
Garage = 197 sq ft / 18.3 sq m  
Summer House = 107 sq ft / 9.9 sq m  
Total = 1382 sq ft / 128.4 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



