



# Cranleigh Drive

Swanley | Kent | BR8 8NX









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Swanley, Kent, BR8 8NX

Guide Price £525,000 to £550,000

Freehold

Robinson Jackson are delighted to present this well-presented link detached family home, situated in the sought-after High Firs Development in Swanley. Boasting a prime location with convenient access to the local school, Swanley Town Centre, and Swanley Station, this property offers the perfect blend of comfort, style, and accessibility. With an impressive open plan kitchen - dining - family room, three bedrooms, multiple reception areas, and a garage with a driveway, this home is ideal for growing families seeking modern living spaces.

As you enter this impressive home, you'll be greeted by the bright and airy entrance hall through into the living room. There is an internal reception room off the family room, currently utilized as a bedroom. This additional space provides flexibility and can be used as a study or an additional living area to suit your needs. The open plan kitchen - dining - family room is the heart of the home, offering a bright and inviting space for family gatherings and entertaining guests. The ground floor also features a convenient cloakroom.

Moving to the first floor, you'll find three well-appointed bedrooms, providing ample space for relaxation and privacy. There is also a family bathroom.

Externally, the property offers a garage and driveway, ensuring parking and convenient storage solutions. The location of this home is a true advantage, as it is within walking distance of Swanley Town Centre, where you'll find a range of shops, restaurants, and amenities. Swanley Station is also a short walk away, providing excellent transport links for commuters and easy access to nearby areas.





## Accommodation

**Entrance Porch** Double glazed door to front. Tiled flooring.

**Entrance Hall** 3.8m x 1.8m (12'6" x 5'11") Double glazed door to front. Stairs to first floor. Radiator. Karndean flooring.

**Living Room** 4.34m x 3.45m (14'3" x 11'4") Double glazed bay window to front. Radiator. Carpet. Feature fireplace.

**Open Plan Kitchen/Dining/Family Room** 7.04m x 6.7m (23'1" x 22') Double glazed bi fold doors to rear garden. Double, glazed window to rear. Range of wall and base units with complimentary work surfaces over. Breakfast bar. Sink unit. Space for cooker. Space for washing machine and dishwasher. Space for fridge. Karndean flooring. Radiators. Spot lighting.

**Ground Floor Cloakroom** 1.85m x 0.84m (6'1" x 2'9") Double glazed window to side. Low level WC. Wash hand basin. Karndean flooring.

**Reception Area/Study Area** 2.9m x 2.74m (9'6" x 9') This is an internal reception area which is currently being used as a ground floor bedroom. Double glazed french doors into family room. Carpet.

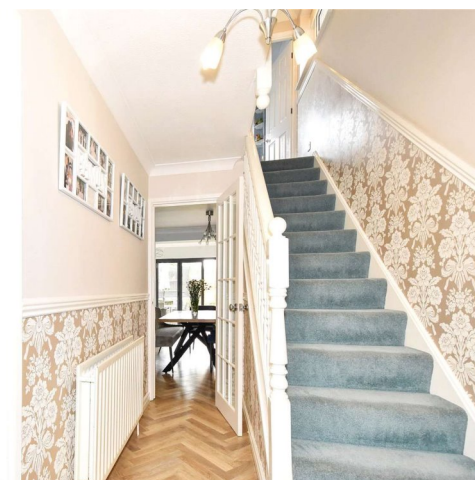
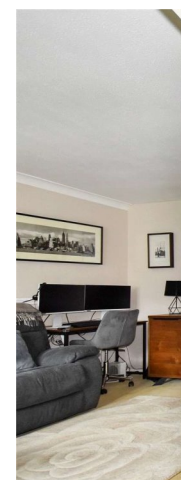
**Landing** 2.84m x 1.73m (9'4" x 5'8") Double glazed window to side. Carpet. Access to loft. Access to bedrooms and family bathroom. Storage cupboard.

**Bedroom One** 3.5m x 2.9m + recess (11'6" x 9'6" + recess) Double glazed window to front. Carpet. Built in wardrobe. Radiator.

**Bedroom Two** 3.05m x 2.92m (10' x 9'7") 11'8" into recess area. Double glazed window to rear. Radiator. Carpet.

**Bedroom Three** 2.44m x 2.41m (8' x 7'11") Double glazed window to front. Carpet. Radiator.

**Bathroom** 2.4m x 1.65m (7'10" x 5'5") Two double glazed windows to rear. Tiled walls. Panelled bath with electric shower over. Low level WC. Wash hand basin. Heated towel rail.







## Exterior

Rear Garden: Patio area. Laid to lawn. Side access.

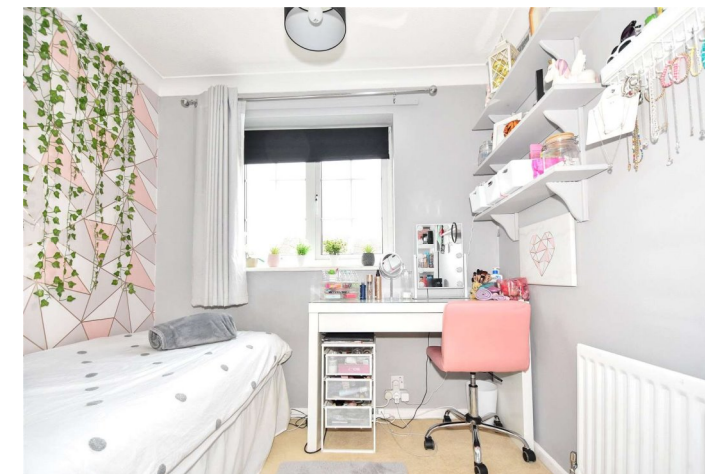
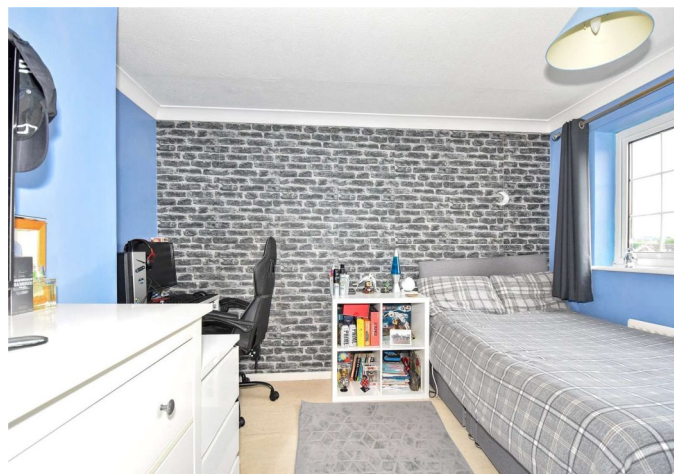
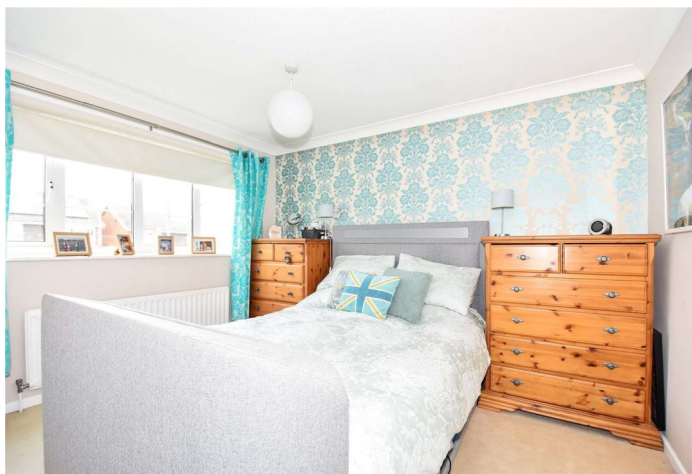
Garage: Up 'n' over. Access to rear garden.

Driveway: Blocked paved driveway to front providing off street parking to front.

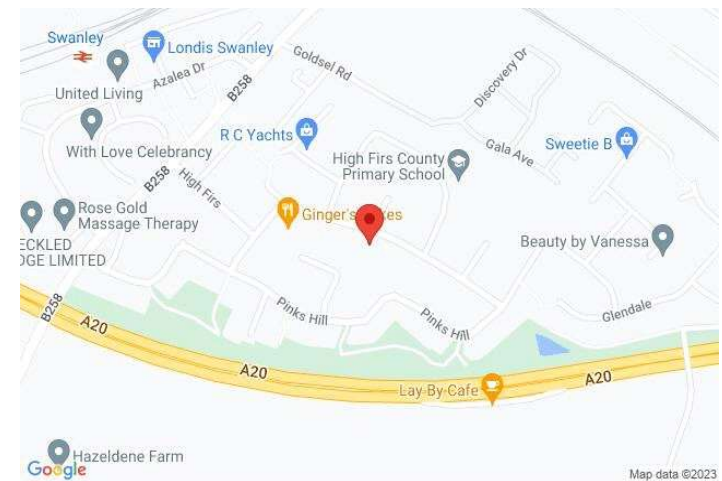
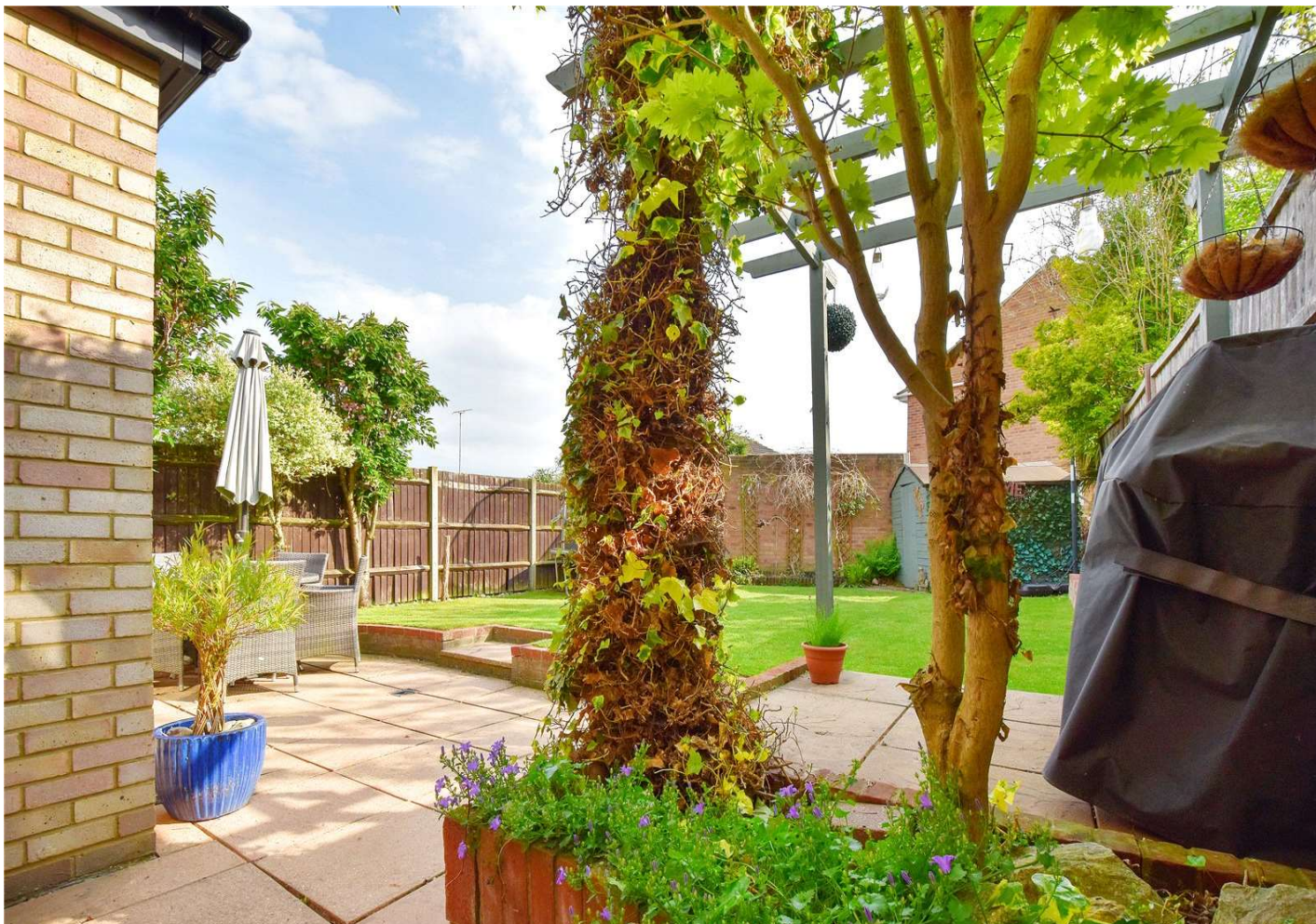
Front Garden: Laid to Lawn. Walled.

## Benefitting from:

- Popular High Firs Development
- Detached House
- Three Bedrooms
- Stunning Open Plan Kitchen – Dining – Family Room
- Reception Room
- Additional Reception Area/Study
- Ground Floor Cloakroom
- First Floor Bathroom
- Garage & Driveway
- Walking Distance of Town Centre
- Walking Distance of Swanley Station
- Council Tax: E
- EPC Rating: C







## 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.

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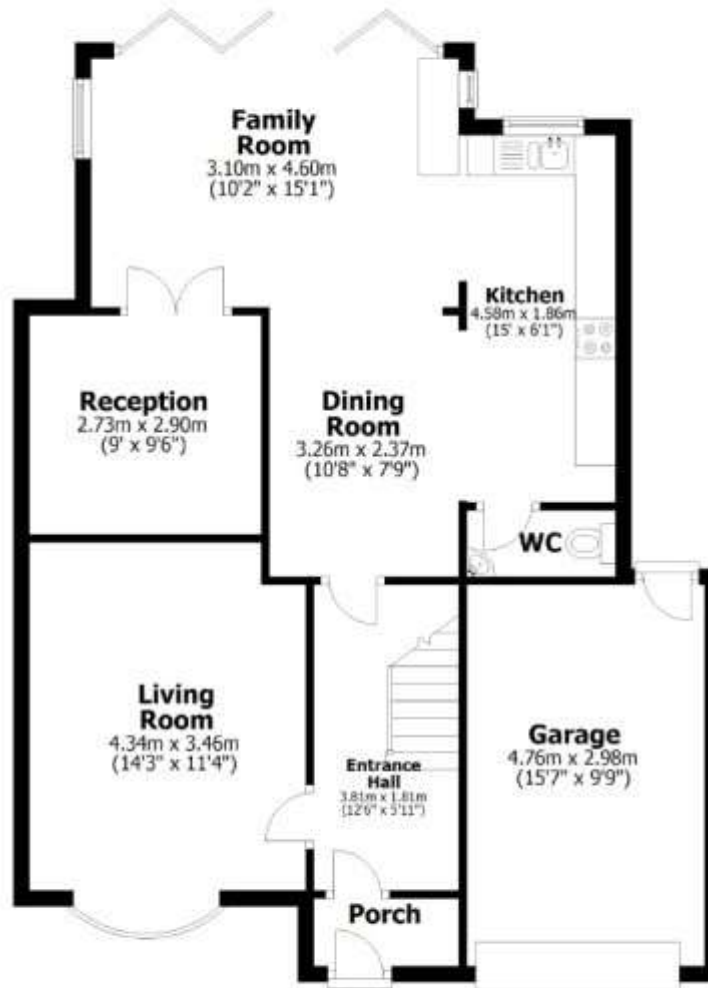
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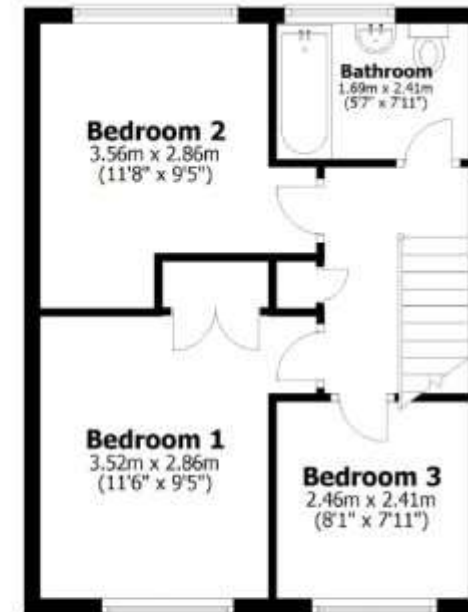
## Ground Floor

Approx. 80.8 sq. metres (869.4 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

