



# Court Crescent

Swanley | Kent | BR8 8NR







# Court Crescent

Swanley, Kent, BR8 8NR

Guide Price £500,000 to £550,000  
Freehold

Welcome to the High Firs Development in Swanley, where we present to you a beautiful and well-presented three bedroom detached house. This stunning property is located within walking distance of the town centre, the local school, and Swanley Station.

As you enter this lovely family home, you will immediately notice the spacious and bright through lounge diner, perfect for hosting guests and entertaining. The modern kitchen breakfast room features granite work surfaces, which adds an elegant touch to the room.

Moving onto the first floor, you will find three well-appointed bedrooms with built in wardrobes. The modern wet room is also located on the first floor, which has been tastefully designed and finished to a high standard.





## Accommodation

**Entrance Porch** Door to front. Tiled flooring.

**Entrance Hall** 3.94m x 1.78m (12'11" x 5'10")  
Double glazed door to entrance porch. Stairs to first floor. Radiator. Under stairs storage.

**Through Lounge Diner** 7.16m x 3.43m (23'6" x 11'3") Double glazed bay window to front. Double glazed French doors to rear. Feature gas fire. Radiators.

**Kitchen/Breakfast Room** 4.98m x 3.15m (16'4" x 10'4") Double glazed window to rear. Double glazed French doors to rear garden. Range of wall and base units with complimentary granite work top surface over. Sink unit. Space for American Style fridge freezer. Space for range cooker. Space for washing machine.

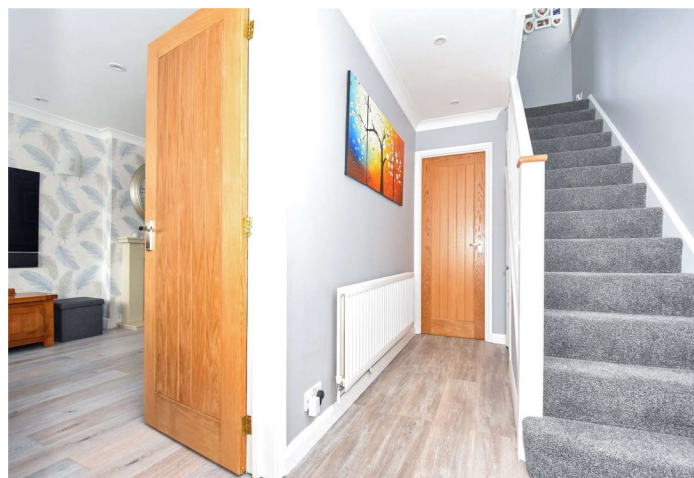
**Landing** Double glazed window to side. Airing cupboard. Carpet. Access to loft.

**Bedroom One** 3.5m x 2.92m (11'6" x 9'7") Double glazed window to front. Carpet. Radiator. Built in wardrobes to remain.

**Bedroom Two** 3.05 (10')m x 2.92 (9'7")m + recess  
Double glazed window to rear. Radiator. Built in wardrobe.

**Bedroom Three** 2.46m x 2.4m (8'1" x 7'10") Double glazed window to front. Radiator. Over stairs storage cupboard.

**Shower Wet Room** 2.36m x 1.65m (7'9" x 5'5")  
Two double glazed windows to rear. Tiled walls and tiled flooring. Walk in shower area shower and screen. Vertical radiator. Vanity wash hand basin. Low level WC.







## Exterior

**Rear Garden:** Stunning rear garden with porcelain paved patio area to rear and also to both sides. Side gated access. Decorative walled area with remote control LED lighting. Steps leading to a real grass lawn with mature borders. Decked area. Timber shed to remain.

**Garage:** Electric door. Double glazed door to garden.

**Parking:** Block paved driveway to front providing off street parking for up to 4 cars.

## Benefitting From

Through Lounge Diner

Modern Kitchen/Breakfast Room

3 Bedrooms

First Floor Shower Wet Room

Garage & Driveway

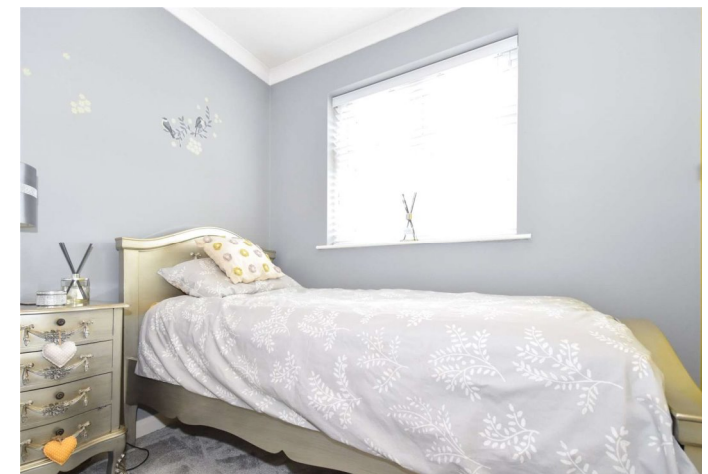
Well Maintained Rear Garden

Close To Town Centre, Schools and Station

Viewing Highly Recommended

Council Tax - D

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.

Michelle Dean - Branch Partner

01322 666444

Robinson Jackson

39 High Street,

Swanley,

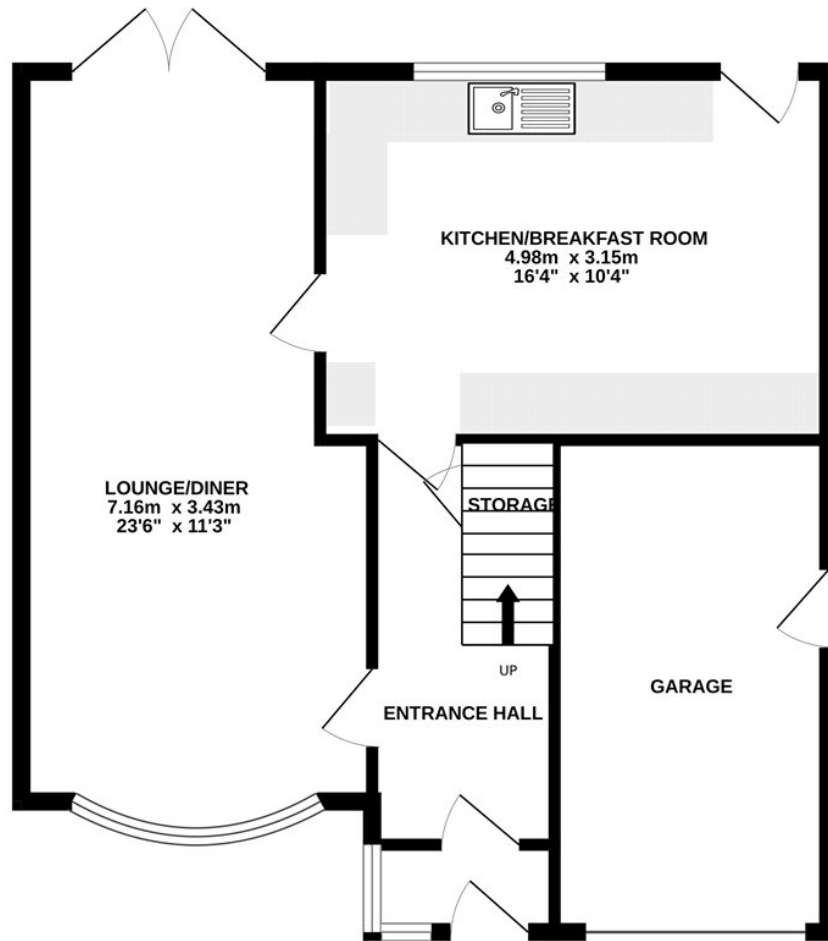
Kent BR8 8AE

swanley@robinson-jackson.com

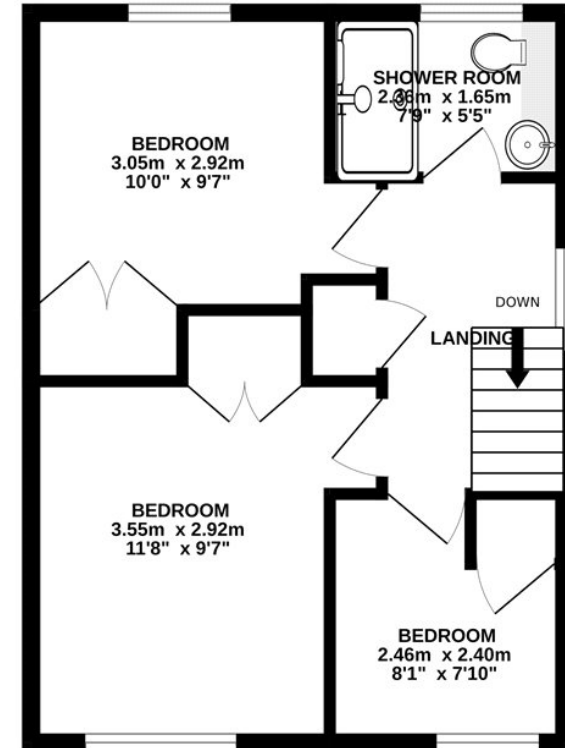
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**ROBINSON-JACKSON**

**GROUND FLOOR**  
63.0 sq.m. (678 sq.ft.) approx.



**1ST FLOOR**  
37.5 sq.m. (404 sq.ft.) approx.



**TOTAL FLOOR AREA : 100.5 sq.m. (1082 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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