



# Willow Avenue

Swanley | Kent | BR8 8AS





# Willow Avenue

Swanley, Kent, BR8 8AS

Asking Price £249,995

Share of Freehold

Robinson Jackson are delighted to offer to the market this ground floor two bedroom maisonette with garden area and off street parking. Located within walking distance of the Town Centre and Station. Offered for sale with No Forward Chain. Ideal First Time Buyer or Investment.

Benefitting from:

- Ground Floor Maisonette
- Own Section Of Garden
- Off Street Parking
- Two Double Bedrooms
- Share Of Freehold
- Close To Town Centre
- Close To Station
- Council Tax: B
- EPC Rating: D



## Accommodation

**Entrance Lobby** 3.1m x 1.04m (10'2" x 3'5")

Entrance door. Door into bathroom, bedroom and kitchen.

**Kitchen** 5.49m x 1.85m (18' x 6'1") Entrance door. Double glazed window. Range of wall and base units with work surfaces over. Built in oven, hob and extractor. Space for washing machine. Sink unit. Space for fridge freezer.

**Bathroom** 3.02m x 1.7m (9'11" x 5'7") Two double glazed windows. Panelled bath. Low level WC. Wash hand basin.

**Bedroom One** 3.28m x 2.87m (10'9" x 9'5") Two double glazed windows. Radiator.

**Bedroom Two** 4.34m x 2.7m (14'3" x 8'10") narrowing to 6'10. Double glazed window. Carpet.

**Lounge/Diner** 5.92m x 3.73m (19'5" x 12'3") at widest. Double glazed window. Radiator.





## Exterior

Own Section Of Rear Garden: Gated access.

Parking: Off street parking accessed via double gates.

Share of Freehold

The owners are in the process of creating a New Lease for No. 9 and No. 9A. The property is to be sold Share of Freehold.

Council Tax - B

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 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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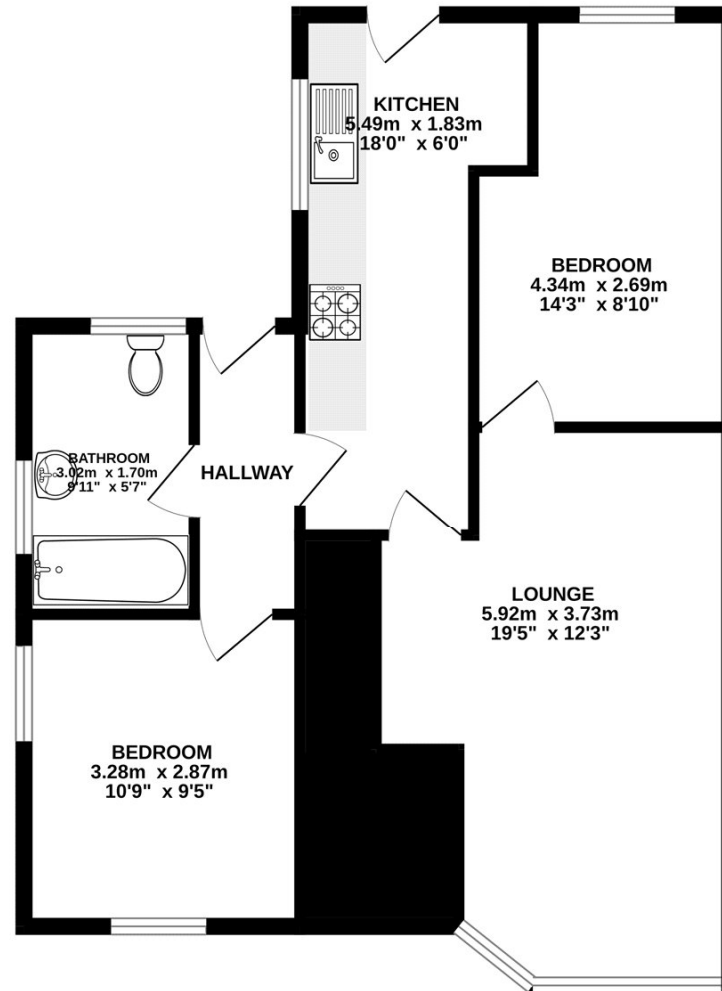
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**ROBINSON-JACKSON**

**GROUND FLOOR**  
59.0 sq.m. (635 sq.ft.) approx.



**TOTAL FLOOR AREA : 59.0 sq.m. (635 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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