



New Road | Swanley, Kent, BR8 7JP



Guide Price £350,000 - £375,000  
Freehold

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## **New Road,** Swanley

Located in a quiet road within walking distance to Swanley station is this impressive newly refurbished 3 bedroom family home. Offering an impressive open plan kitchen/dining/family room, separate lounge, and cloakroom to the ground floor and 3 larger than average bedrooms and well appointed shower room to the first floor. Outside is off street parking to the front with low maintenance patio garden to rear with direct access to garage. The property has undergone a full schedule of refurbishment from electrics to plumbing, a layout change with new flooring and plastering throughout, creating an amazing usable home with an impressive EPC rating of 79 (C) by the use of updated glazing, doors and even external insulation.



## Interior

**Entrance Hall** 3.86m x 1.68m (12'8" x 5'6") Door to front. Stairs to first floor. Understairs storage. Radiator.

**Kitchen/Dining Room** 4.8m x 4.2m (15'9" x 13'9") Double glazed window and door to rear overlooking garden. Range of matching wall and base cabinets with countertop over with integrated sink/drain and gas hob. Integrated oven and extractor. Space for washing machine and fridge/freezer. Radiators.

**Cloakroom** Low level WC. Vanity wash basin.

**Lounge** 3.53m x 3.19m (11'7" x 10'6") Double glazed window to front. Radiator.

**First Floor Landing** Access to bedrooms, shower room and loft.

**Bedroom One** 3.53m x 3.19m (11'7" x 10'6") Double glazed window to front. Radiator.

**Bedroom Two** 3.66m x 2.62m (12' x 8'7") Window to rear. Radiator.

**Bedroom Three** 2.7m x 2.08m (8'10" x 6'10") Window to rear. Radiator.

**Shower Room** 1.62m x 1.59m (5'4" x 5'3") Opaque double glazed window to front. Cubicle shower. Vanity wash basin. Low level wc. Heated towel rail.

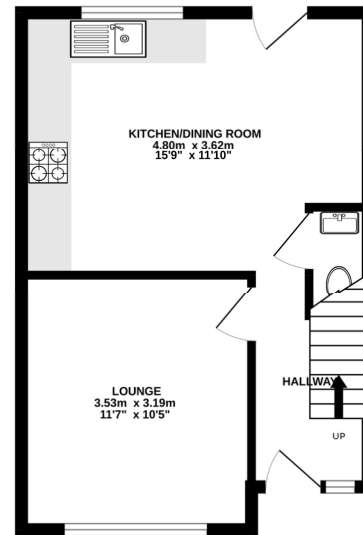
## Exterior

**Rear Garden** 27ft approx. Offering a Westerly exposure with a low maintenance patio suitable for overlaying with artificial lawn or enjoying as is. Access to garage.

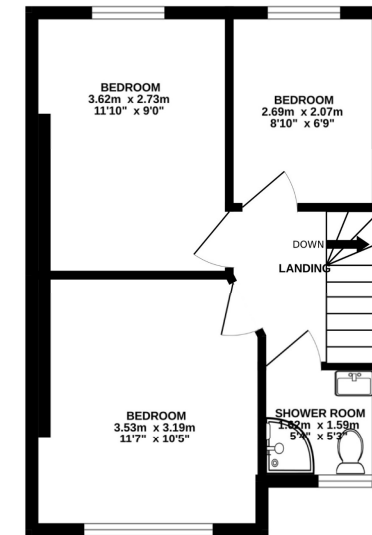
**Garage** Accessed via service road from Lullingstone Avenue.

**Driveway** Providing off street for at least two vehicles.

**GROUND FLOOR**  
33.4 sq.m. (359 sq.ft.) approx.



**1ST FLOOR**  
32.5 sq.m. (350 sq.ft.) approx.



**TOTAL FLOOR AREA : 65.9 sq.m. (709 sq.ft.) approx.**

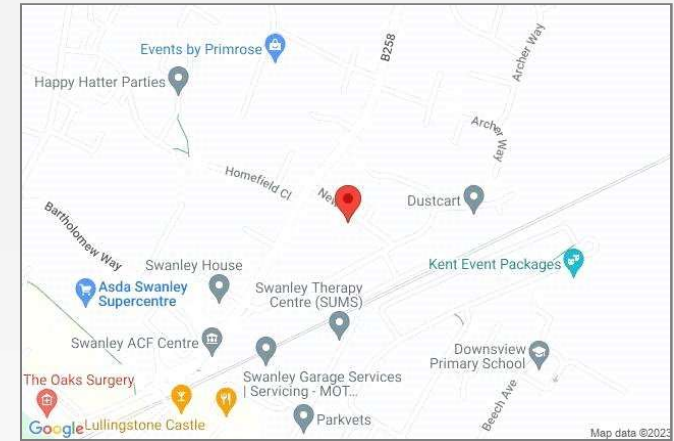
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## Property Location

New Road, Swanley, Kent, BR8 7JP



\*All distances from branch postcode. Train time from nearest station.

## Property Features

- Recently Refurbished
- 3 Bedrooms
- Brand New Shower Room
- Separate Lounge
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Off Street Parking
- Garage
- Loft – Insulated and Boarded for Storage
- Walking Distance to Station, Schools, and Town Centre
- Council Tax: C
- EPC Rating: C

FOR MORE INFORMATION  
CONTACT US TODAY.

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