



Archer Way

Swanley | Kent | BR8 7XN





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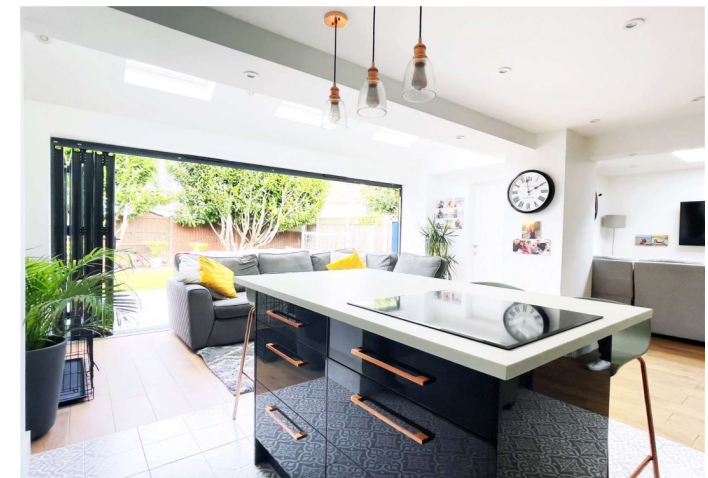
Swanley, Kent, BR8 7XN

Offers In Excess Of £535,000
Freehold

Located in a quiet cul de sac on the ever popular and sought after Newlands Development is this impeccable 3 to 4 bedroom family home.

Accommodation comprises to the ground floor, an entrance hall providing access to lounge/bedroom, an amazing open plan kitchen/dining family/dining room with access to utility room and snug as well as stairs to first floor.

Upstairs are 3 well proportioned bedrooms and well appointed bathroom. Outside is an amazing and deceptively low maintenance rear garden with paved patio and artificial lawn with off street parking and storage by way of garage to the front. Swanley station is within walking distance and offers fast services to London Bridge, Charing Cross, Victoria and Blackfriars, town centre is also close by as are many revered primary and secondary schools.



Benefitting from:

- 3-4 Bedrooms
- Open Plan Kitchen/Family Rooms
- Utility Room
- Separate Lounge
- Off Street Parking
- Walking Distance to Station
- Council Tax: D
- EPC Rating: To be confirmed

Accommodation

Storm Porch

Entrance Hall Double glazed door to front. Radiator. Access to lounge, kitchen/diner and stairs to first floor.

Lounge 3.96m x 3.48m (13' x 11'5") Double glazed bow window to front. Radiator.

Kitchen/Diner 5.8m x 3.07m (19' x 10'1") Open to a choice of family rooms. Offering a range of matching wall and base cabinets with stone countertop over with inset sink/drain and induction hob. Integrated oven and microwave. Space for American style fridge/freezer. Bespoke copper radiator. Under floor heating.

Family Room/Snug 5.03m x 2.3m (16'6" x 7'7") Double glazed skylight. Under floor heating.

Family/Garden Room 5.16m x 2.5m (16'11" x 8'2") Full width bi-folding doors to garden complimented with 3 double glazed skylights with rain sensors. Open to kitchen/diner. Access to utility room. Under floor heating.

Utility Room 2.3m x 1.75m (7'7" x 5'9") Opaque double glazed window to rear. Vanity wash basin and wc. Space for washing machine and tumble dryer. Ideal space to create shower room (STRP).





First Floor Landing Double glazed window to side. Access to bedrooms, bathroom and loft. Airing cupboard.

Bedroom One 4.06m x 2.9m (13'4" x 9'6") Double glazed window to front. Radiator.

Bedroom Two 2.9m x 2.9m (9'6" x 9'6") Double glazed window to rear. Radiator. Full width integrated wardrobes.

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

Bathroom 2.4m x 1.7m (7'10" x 5'7") Opaque double glazed windows to rear and side. Enclosed panelled bath with shower over. Vanity wash basin. Low level wc. Heated towel rail.

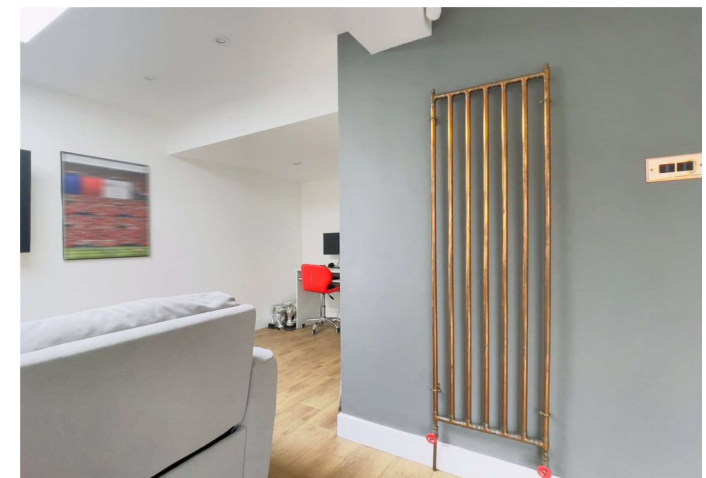
Exterior

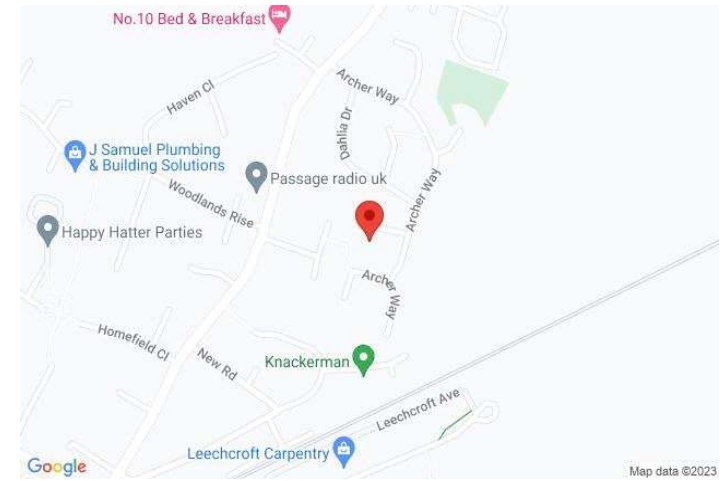
Rear Garden Offering a low maintenance space with paved terrace patio leading to an artificial lawn with planted border beyond. External lighting, power and taps (hot and cold).

Front Garden Split into a lawn (could be used to create further off street parking) and off street parking. Access to garage/storage space.

Council Tax - D

EPC Rating - To be confirmed





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

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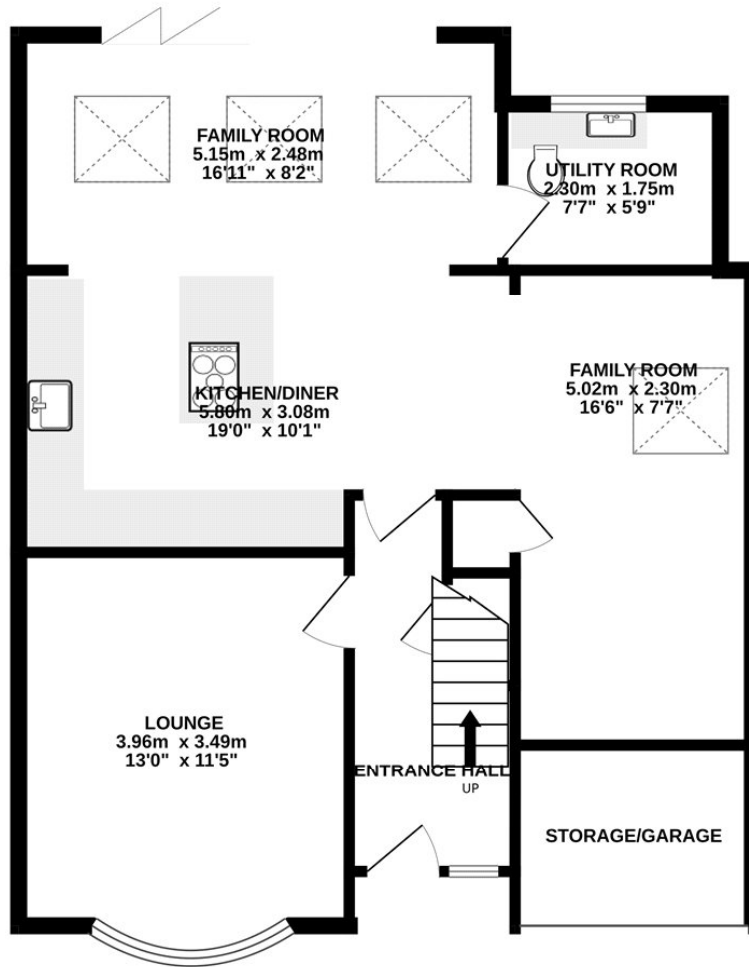
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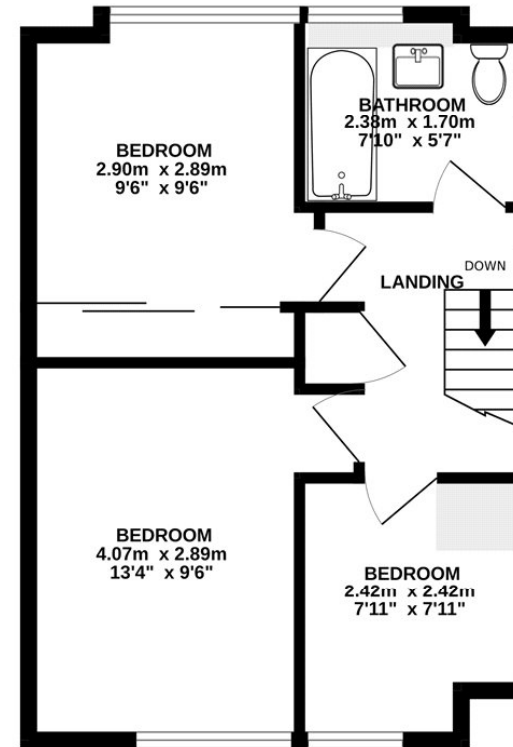
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ROBINSON-JACKSON

GROUND FLOOR
70.9 sq.m. (763 sq.ft.) approx.



1ST FLOOR
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA : 110.5 sq.m. (1189 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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