

**ROBINSON
JACKSON**
LOCAL OFFICE
01322 666444
FOR SALE

Manse Way
Swanley | Kent | BR8 8DD





Home is where the dog hair sticks to everything but the dog



Manse Way

Swanley, Kent, BR8 8DD

Guide Price £550,000 - £600,000 Freehold

Robinson Jackson are thrilled to introduce this exquisite four-bedroom family home, perfectly situated within walking distance of Swanley Town Centre and Swanley Station. This splendid residence offers exceptional connectivity to some of London's major destinations, including Victoria, Blackfriars, London Bridge, and Charing Cross. Within easy access to major motorway links such as the M25, M20, and A20, this home is a gateway to convenience and comfort.

Upon entering, you'll be greeted by a bright and airy entrance hall that sets the tone for the rest of the home. The property features a spacious dining room, perfect for hosting family gatherings and entertaining friends. The modern kitchen seamlessly blends with an open-plan family room that boasts stunning glass ceiling windows, allowing natural light to flood the space. A separate utility room provides practicality for day-to-day chores, and there's a ground floor cloakroom for added convenience. An additional reception room is ideal for relaxation, featuring double doors that lead out to the patio area with direct access to the inviting hot tub.

The first floor boasts three generously sized double bedrooms, with the master bedroom benefitting from its own en suite shower room. An additional double bedroom awaits on the second floor.

The rear garden is a true outdoor oasis, perfect for entertaining, with a timber bar and an outdoor kitchen area, as well as the garden shed and a raised decked seating area. The versatile outbuilding is currently used as a music room and features a bar and seating area, providing a fantastic space for hobbies and relaxation. For those who work from home, there is a separate office, ensuring a productive and professional environment. The local countryside villages of Crockenhill, Eynsford and Farningham are within walking distance for those who enjoy a stroll and a leg stretch.

This beautiful family home is a rare find, offering a blend of modern comfort, spaciousness, and convenience. With its ideal location and numerous amenities, it provides an exceptional lifestyle opportunity for discerning buyers.



Benefitting from:

- Close To Swanley Station & Town Centre
- Modern Open Plan Living
- Modern Kitchen
- Utility Room
- Ground Floor Cloakroom
- Master Bedroom with En Suite Shower Room
- Stunning Bathroom
- Four Double Bedrooms
- Garden Room / Office / Studio
- Council Tax: E
- EPC Rating: D

Accommodation

Entrance Porch Double glazed door to front with side panels.

Entrance Hall Entrance door. Frosted side panel. Stairs to first floor with under stair storage. Radiator.

Study/Storage Space Part of the original garage. Power and light. Electric roller door to front. Storage shelving.

Reception Room 4.34m x 3.66m (14'3" x 12") Double glazed french doors to rear with side panels. Radiator.

Dining Room 3.66m x 3.63m (12' x 11'11") Double glazed window to front. Radiator.

Kitchen/Open Plan Family Room Kitchen Area: 10'11 x 10'10. Range of wall and base units with work surfaces over. One and a half bowl sink unit. Two built in ovens. Induction hob. Integrated dishwasher. Breakfast bar. Radiator.

Open Plan Family Room: 12'5 x 10'9. Double glazed windows to side and to rear. Double glazed french doors to side. Feature ceiling with centre light. Spot lighting.

Utility Room Double glazed window to rear. Wall mounted boiler. Space for fridge freezer. Larder unit.

Ground Floor Cloakroom 1.68m x 0.97m (5'6" x 3'2") Low level WC. Corner vanity unit with circular sink.

Landing 4.98 (16'4")m x 2.8 (9'2")m at widest point Double glazed window to front. Carpet. Stairs to second floor. Radiator.

Master Bedroom 3.6m x 2.67m (11'10" x 8'9") Double glazed window to front. Carpet. Radiator. Door to en suite shower room.





En Suite Shower Room 4.01m x 2.74m (13'2" x 9') Frosted double glazed window to rear. Enclosed shower cubicle with digital shower controls. Wall hung wash hand basin. Low level WC. Built in storage sliderobes. Tiled wall and tiled flooring.

Bedroom 3.89m x 3.35m (12'9" x 11') Double glazed window to front. Radiator. Carpet. Double storage cupboard.

Bedroom 3.33m x 3.12m (10'11" x 10'3") (into wardrobes 12'1) Double glazed window rear. Carpet. Radiator.

Modern Bathroom 2.74m x 1.42m (9' x 4'8") Frosted double glazed window to rear. Bath with shower attachment. Separate shower cubicle. Low level WC. Corner vanity wash hand basin. Heated towel rail. Tiled walls and flooring.

Second Floor Landing Carpet. Access to bedroom three.

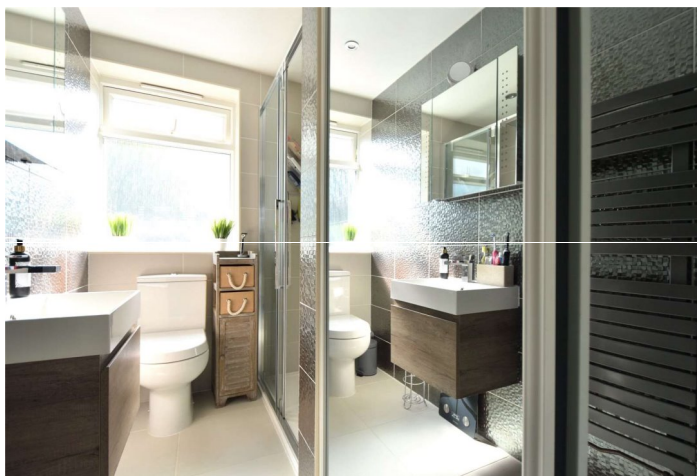
Second Floor Bedroom 3.56m x 3.45m (11'8" x 11'4") Double glazed window to rear. Carpet. Radiator. Height restriction.

Exterior

Rear Garden: Patio area currently supporting the Hot Tub. Storage area. Outside power. Steps leading to a lawn area. Additional seating area. Wooden bar. Shed to remain. Raised decking area with further seating space. Shrub borders and trees.

Outbuilding / Garden Room / Office / Studio: 15'3 x 9. Window to rear. Door to rear. Power and lighting. Bar area.

Separate Office Area: 9'8 x 8'6. Window to front. Power and lighting.





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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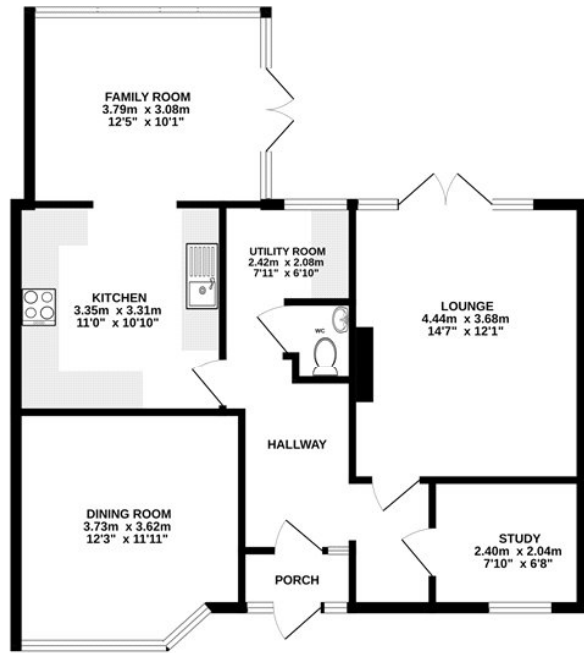
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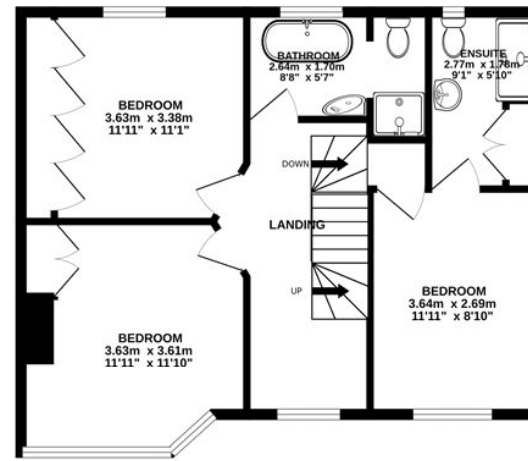
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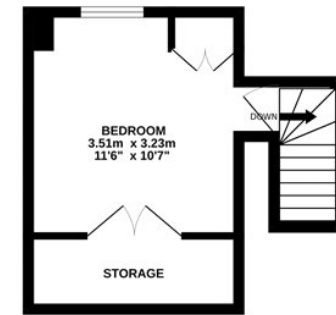
GROUND FLOOR
71.7 sq.m. (772 sq.ft.) approx.



1ST FLOOR
54.8 sq.m. (590 sq.ft.) approx.



2ND FLOOR
18.6 sq.m. (201 sq.ft.) approx.



TOTAL FLOOR AREA : 145.2 sq.m. (1563 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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