



# Glendale

Swanley | Kent | BR8 8TP







# Glendale

Swanley, Kent, BR8 8TP

Asking Price £625,000

Freehold

Located in the popular High Firs/Pinks Hill development a short walk from Swanley station which offers fast services to London Bridge, Charing Cross, Victoria, and Blackfriars is this impressive, detached family home. Offering 5 bedrooms, 3 of which double and 2 large single, 2 reception rooms and an amazing kitchen/breakfast room. Add to this a utility room and a garden office/gym/playroom with potential to create an annex you have the ultimate family home.

Benefitting from:

- 5 Bedrooms
- 2 Reception Rooms
- 5.76m x 3.52m Kitchen/Breakfast Room
- Utility Room
- 4.5m x 4.5m Garden Office/Gym
- Walking Distance to Station
- Council Tax: E
- EPC Rating: C





## Accommodation

**Porch** Double glazed window and door to front.

**Entrance Hall** Double glazed entrance door. Access to lounge, kitchen/breakfast room, cloakroom and stairs to first floor. Radiator. Storage cupboard.

**Cloakroom** Opaque double glazed window to front. Low level wc. Wash basin. Radiator.

**Lounge** 4.92m x 3.57m (16'2" x 11'9") Double glazed bay window to front. Feature media wall. Radiator.

**Kitchen/Breakfast Room** 5.76m x 3.52m (18'11" x 11'7") Double glazed French doors and window to rear. Range of matching wall and base cabinets with countertop over with inset sink/drain and induction hob. Integrated oven. Space for dishwasher and 'American' style fridge/freezer. Breakfast bar. Radiator. Access to dining/family room.

**Dining/Family Room** 5.22m x 2.9m (17'2" x 9'6") Double glazed door and window to rear. Double glazed window to side. Radiator. Access to utility room.

**Utility Room** 2.9m x 1.82m (9'6" x 6') Space for washing machine and tumble dryer. Radiator.

**First Floor Landing** Access to bedrooms, bathroom, and loft. Airing cupboard.

**Bedroom One** 4.72m x 2.94m (15'6" x 9'8") Double glazed window to front. Radiator.

**Bedroom Two** 3.88m x 3.26m (12'9" x 10'8") Double glazed window to front. Integrated wardrobes. Radiator.

**Bedroom Three** 3.41m x 3m (11'2" x 9'10") Double glazed window to rear. Integrated wardrobes. Radiator.

**Bedroom Four** 2.94m x 2.8m (9'8" x 9'2") Double glazed window to rear. Radiator.

**Bedroom Five** 2.5m x 2.44m (8'2" x 8') Double glazed window to front. Radiator.







## Exterior

**Rear Garden** Offering a paved patio with real grass lawn beyond. Secure pedestrian access. Outside tap and power.

**Garden Office/Gym** 4.5m x 4.5m Double glazed door and windows. Power and light. (prepared to create studio).

**Front Garden** Real grass lawn (potential to create further parking STRC).

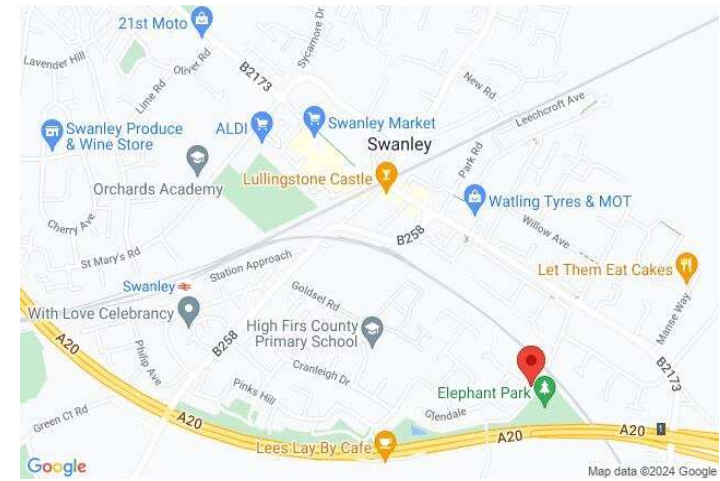
**Driveway** Off street parking for 2 vehicles.

## Additional Information

Being an EPC Rating C, we are working with the Mortgage Advice Bureau to present exclusive rates for energy efficient property with the average saving being £65 per month. Please call to enquire how you can benefit.







## 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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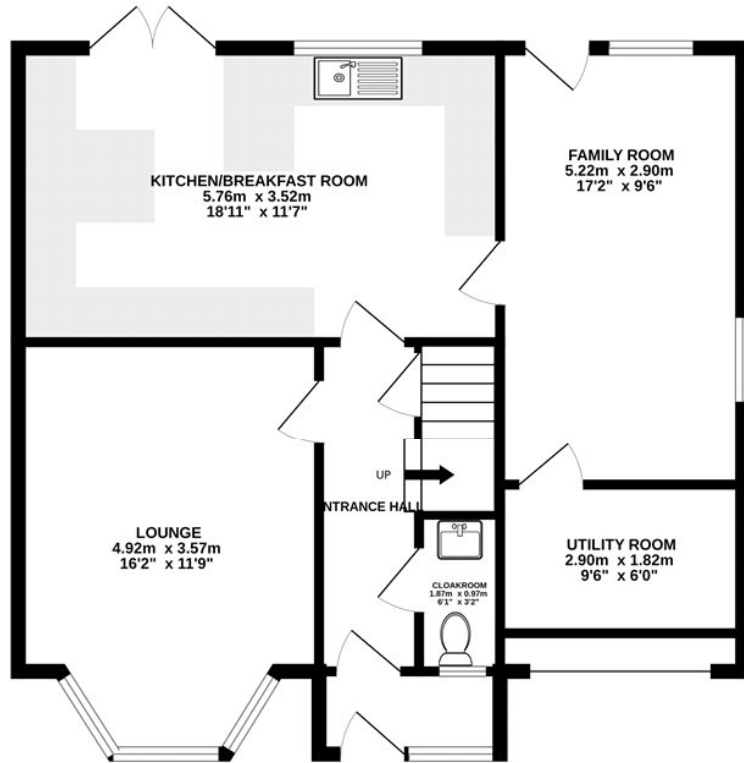
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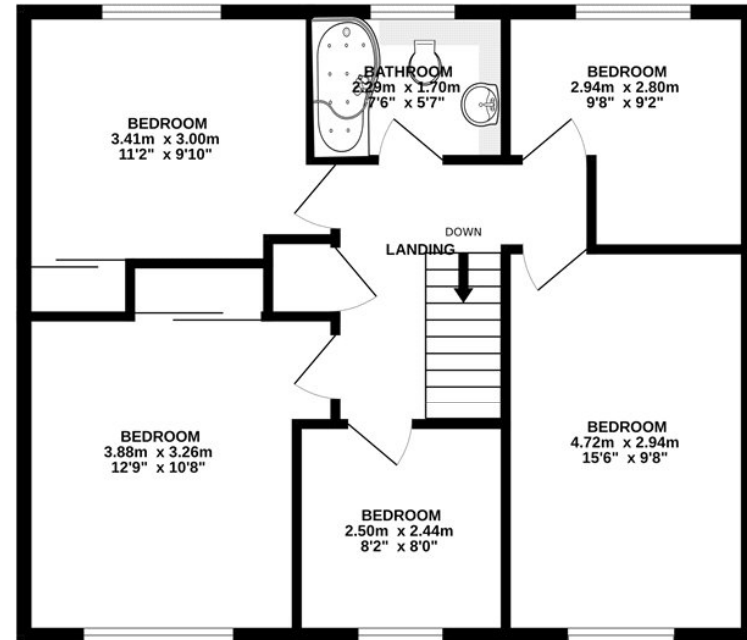
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**ROBINSON-JACKSON**

**GROUND FLOOR**  
68.5 sq.m. (737 sq.ft.) approx.



**1ST FLOOR**  
64.5 sq.m. (694 sq.ft.) approx.



**TOTAL FLOOR AREA : 133.0 sq.m. (1431 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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