



Swanley Lane
Swanley | BR8 7JF





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Swanley, BR8 7JF

Guide Price £300,000 to £325,000

Freehold

A Charming Period Cottage with OFF STREET PARKING, located within swift walking distance to Swanley station. Offering 2 reception rooms, kitchen and ground floor bathroom. To the first floor are 2 bedrooms plus a bonus nursery, dressing room or study/office.

Outside are 2 easy to maintain gardens, one being a secluded shingle laid front garden, the other a West facing rear garden ideal for entertaining or relaxing. Add to this the rarely available in such a home OFF STREET PARKING which makes this property an ideal home.

Benefitting from:

- Off Street Parking
- 2 Bedrooms
- 3rd Bedroom / Nursery / Study
- 2 Reception Rooms
- Modern Kitchen
- Bright Bathroom (Ground Floor)
- West Facing Rear Garden
- Walking Distance To Station
- Council Tax: C
- EPC Rating: D



Accommodation

Lounge 3.33m x 3.33m (10'11" x 10'10") Door to front. Double glazed window to front. Radiator.

Dining Room 4.14m x 3.33m (13'7" x 10'11") Double glazed window to rear. Stairs to first floor. Built in storage cupboard. Space for fridge freezer.

Kitchen 2.5m x 1.93m (8'2" x 6'4") Double glazed window and door to side. Range of wall and base cabinets with countertop over with sink inset. Integrated oven, hob, extractor and dishwasher. Space for washing machine.

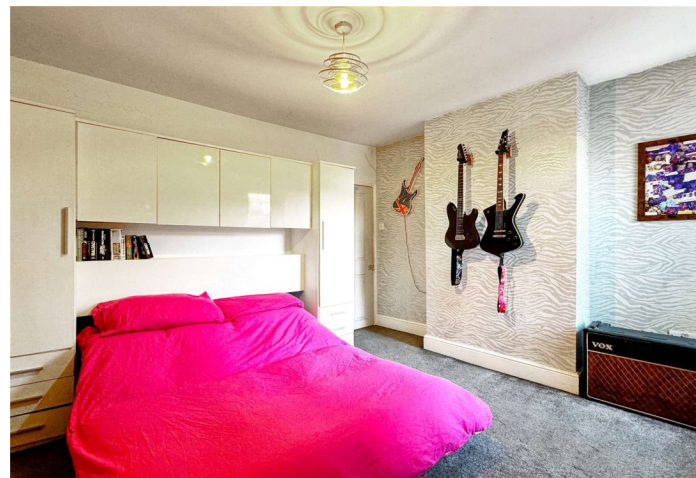
Ground Floor Bathroom Opaque double glazed window to rear. Panelled bath with shower over. Wash hand basin. Low level WC. Heated towel rail. Tiled flooring.

Landing Access to bedrooms and loft.

Bedroom One 3.3m x 3.28m (10'10" x 10'9") Double glazed window to rear. Radiator. Access to bedroom three:

Bedroom Two 3.33m x 3.3m (10'11" x 10'10") Double glazed window to front. Radiator.

Bedroom Three (Off Bedroom One) / Nursery / Study 2.44m x 1.88m (8' x 6'2") Measured at the widest point. Double glazed window to rear. Built in cupboard housing boiler.





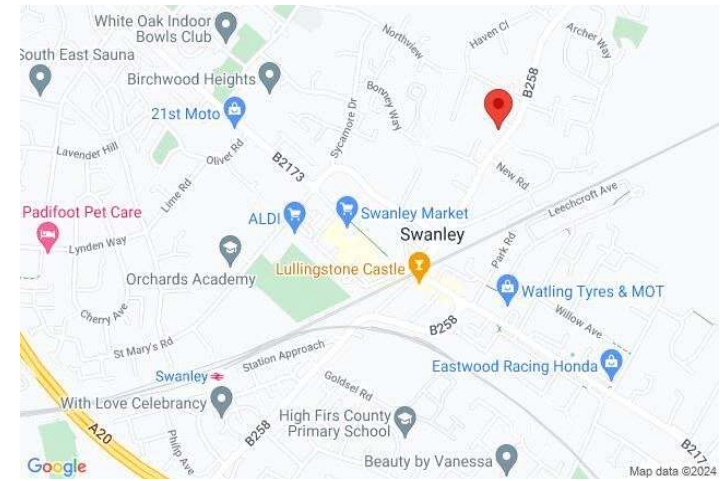
Exterior

Rear Garden Measuring approximately 53' (16m) with a Westerly aspect. Offering a lower terrace patio which rises to an artificial grass lawn with further terrace above. Double gates providing vehicular access (secure off street parking). Hot and cold outside taps and external power.

Front Garden Extending approximately 36' (11m) with an Easterly aspect. Currently a low maintenance shingle space with mature planted border offering real seclusion.

Driveway Providing off street parking for one vehicle and access to garden via secure gates.





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.

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ROBINSON-JACKSON

Ground Floor



First Floor

