



# Glendale

Swanley | Kent | BR8 8TP







# Glendale

Swanley, Kent, BR8 8TP

Offers Over £490,000  
Freehold

Located in a quiet close in the sought after high Firs Pinks Hill Development just a 3/4 mile walk to Swanley station with fast services to London Bridge, Charing Cross, Victoria and Blackfriars is this impressive family home. Offering to the ground floor, 2 reception rooms, kitchen/breakfast, utility and shower rooms, whilst to the first floor are 4 bedrooms, 3 of which great doubles with 1 large single and a luxuriously appointed family bathroom. If you are looking for a perfectly situated 4 bedroom, 2 bathroom large family home, look no further.

## Benefitting from:

- 4 Bedrooms (3 Double, 1 Large Single)
- 2 Bathrooms
- Kitchen/Breakfast Room
- 2 Reception Rooms
- Private Drive
- Walking Distance to Station
- Council Tax: E
- EPC Rating: D





## Accommodation

**Entrance Hall** Double glazed door to side. Radiator. Access to lounge, kitchen/breakfast room, boot room and stairs to first floor.

**Lounge** 5.02m x 3.14m (16'6" x 10'4") Double glazed bow window to front. Feature fireplace. Radiator.

**Kitchen/Breakfast Room** 6.07m x 3.72m (19'11" x 12'2") Double glazed window and French doors to rear. Range of modern wall and base cabinets with countertop over with inset sink/drain and hob. Integrated oven and dishwasher. Space for 'American' style fridge/freezer. Access to dining room and utility.

**Utility Room** 1.53m x 1.4m (5' x 4'7") Countertop with space beneath for washing machine and tumble dryer. Access to shower room.

**Shower Room** 4.64m x 1.4m (15'3" x 4'7") Enclosed cubicle shower. Wash basin. Low level wc. heated towel rail.

**Dining Room** 3.71m x 2.77m (12'2" x 9'1") Double glazed window to rear. Radiator. Open to kitchen/breakfast room.

**First Floor Landing** Providing access to bedrooms, family bathroom and loft.

**Bedroom One** 4.68m x 3.34m (15'4" x 10'11") Double glazed windows to both front and rear. Radiator.

**Bedroom Two** 4.33m x 3.4m (14'2" x 11'2") Double glazed window to front. Radiator.

**Bedroom Three** 3.4m x 3.29m (11'2" x 10'10") Double glazed window to rear. Radiator.

**Bedroom Four** 2.63m x 2.13m (8'8" x 7') Double glazed window to front. Radiator.

**Family Bathroom** 2.41m x 1.84m (7'11" x 6') Opaque double glazed window to rear. enclosed panelled bath with shower over. Vanity wash basin. Low level wc. Heated towel rail.







## Exterior

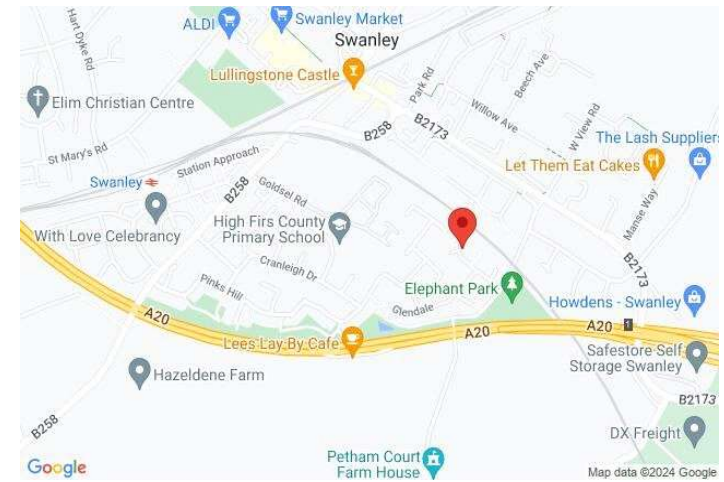
**Rear Garden** Offering a paved patio leading to a real grass lawn and onto a second paved patio. Wooden shed. Outside tap and power.

**Front Garden** Offering a real grass lawn.

**Private Drive** Block paved with space for at least 2 vehicles.







## 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

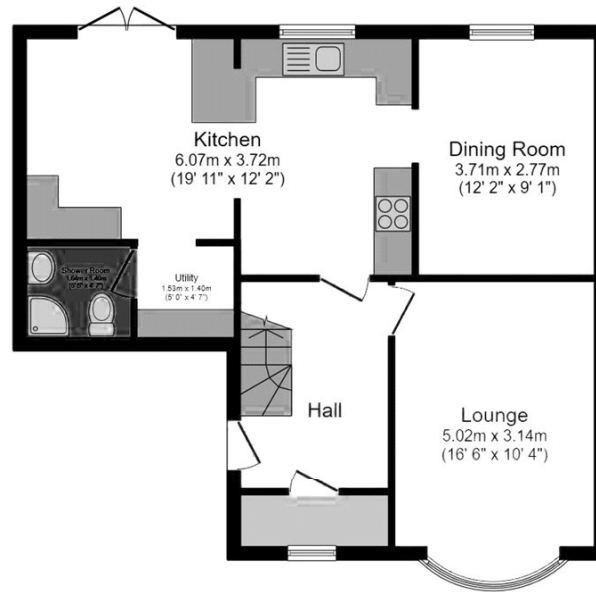
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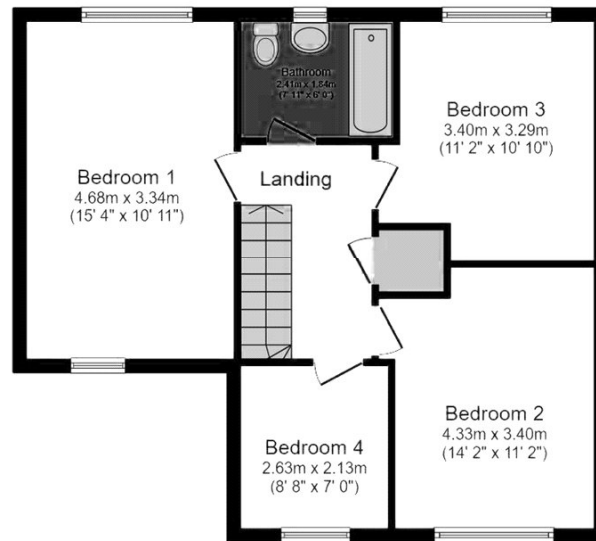
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**ROBINSON-JACKSON**



**Ground Floor**



**First Floor**

Total floor area 123.8 sq.m. (1,332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)



