



Pinks Hill | Swanley, Kent, BR8 8NW



Asking Price £375,000

Freehold

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Pinks Hill, Swanley

Located on the ever popular High Firs/Pinks Hill Development is this immaculately presented 3 bedroom family home. Offering the aforementioned 3 bedrooms which are larger than one would expect, 2 reception rooms, impressive shower room and an all important ground floor cloakroom. Outside there is a desirable South/West facing rear garden, garage and off street parking. All this and within walking distance to Swanley station and High Firs primary schools. What more could one want?



Interior

Entrance Porch 2.4m x 1.3m (7'10" x 4'3") Double glazed window to side and door to front. Cupboard. Providing access to main house.

Lounge 3.8m x 3.5m (12'6" x 11'6") Double glazed window to front. Radiator. Feature gas fire. Access to dining room.

Dining Room 3.5m x 3.4m (11'6" x 11'2") Double glazed window to rear. Radiator. Access to lounge, kitchen, cloakroom and stairs to first floor.

Kitchen 2.9m x 2.46m (9'6" x 8'1") Double glazed window and door to rear. Range of matching wall and base cabinets with countertop over with inset sink drainer and gas hob. Integrated oven. Space for fridge/freezer and washing machine.

Cloakroom 1.3m x 0.8m (4'3" x 2'7") Low level wc. Corner wash basin.

First Floor Landing Providing access to bedrooms, bathroom and loft. 2 x storage cupboards.

Bedroom One 3.38m x 3.14m (11'1" x 10'4") Double glazed window to front. Radiator.

Bedroom Two 3.37m x 3.18m (11'1" x 10'5") Double glazed window to rear. Radiator. Integrated wardrobe.

Bedroom Three 2.89m x 2.5m (9'6" x 8'2") Double glazed window to front. Radiator. Built in wardrobe.

Shower Room 1.7m x 1.7m (5'7" x 5'7") Opaque double glazed window to rear. Walk in cubicle shower. Wash basin. Heated towel rail.

WC 1.7m x 0.8m (5'7" x 2'7") Opaque double glazed window to rear. Low level wc.

Exterior

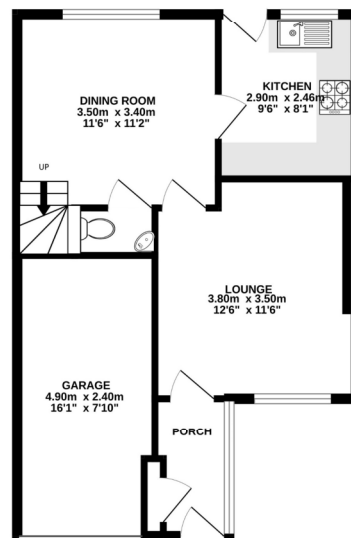
Rear Garden Measuring approximately 38' (11.4m) with a South/West aspect. Offering a paved patio with real grass lawn beyond. Mature planted borders. Greenhouse and secure pedestrian access.

Garage Up and over door. Power and light. Gas and electric meters.

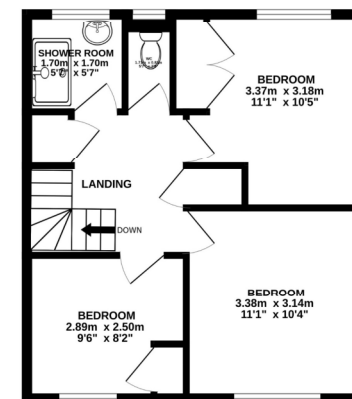
Front Garden Real grass lawn to one side (potential to extend driveway STRC).

Driveway providing off street parking.

GROUND FLOOR
48.2 sq.m. (519 sq.ft.) approx.



1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 87.7 sq.m. (944 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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Property Features

- Council Tax: D
- EPC Rating: C
- 3 Bedrooms
- Modern 1.7m x 1.7m Shower Room
- Lounge and Dining Rooms
- Ground Floor Cloakroom
- Garage
- Off Street Parking
- Walking Distance to Station
- Close to Primary School

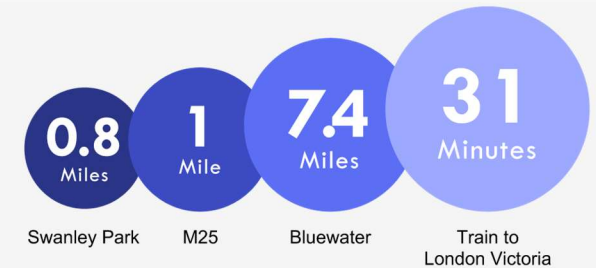
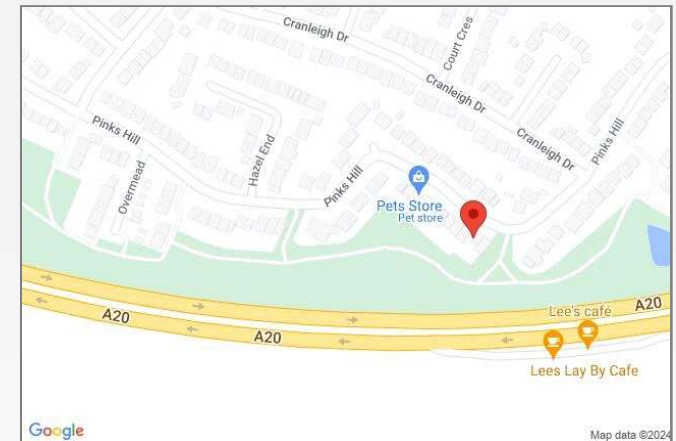
Additional Information

Having 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.

Property Location

Pinks Hill, Swanley, Kent, BR8 8NW



*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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