



# Goldsel Road

BR8 8EY







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Asking Price £450,000

Freehold

Located a short walk to Swanley station which offers fast services to London Bridge, Charing Cross, Victoria and Blackfriars is this rarely available period home. Offering 3 great sized bedrooms, 2 reception rooms, kitchen/breakfast room, conservatory and first floor bathroom. Outside is a fantastic enclosed rear garden and off street parking. Additionally, there is potential to add a further 2 bedrooms and bathroom (STRC) with similar properties locally having already done this. Available Chain Free.

Benefitting from:

- 3 Bedrooms
- 2 Reception Rooms
- 5.3m x 3m Kitchen/Breakfast Room
- First Floor bathroom
- Off Street Parking
- Amazing Potential To Extend
- Walking Distance to Station
- Chain Free
- Council Tax: D
- EPC Rating: To be confirmed





## Accommodation

**Entrance Hall** Double glazed door to front. Radiator. Access to reception room, kitchen/breakfast room and stairs to first floor.

**Lounge** 4.28m x 3.8m (14'1" x 12'6") Double glazed bay window to front. Radiator. Feature fireplace. Open to dining room.

**Dining Room** 3.63m x 3.19m (11'11" x 10'6") Double glazed door to conservatory. Radiator. Open to lounge.

**Kitchen/breakfast Room** 5.3m x 3.01m (17'5" x 9'11") Double glazed windows to rear and side. Double glazed door to conservatory. Range of matching wall and base cabinets with countertop over with sink/drainage inset. Space for washing machine, cooker, dishwasher, fridge and freezer. Radiator.

**Conservatory** 5.3m x 1.71m (17'5" x 5'7") Double glazed windows and roof. French doors to garden.

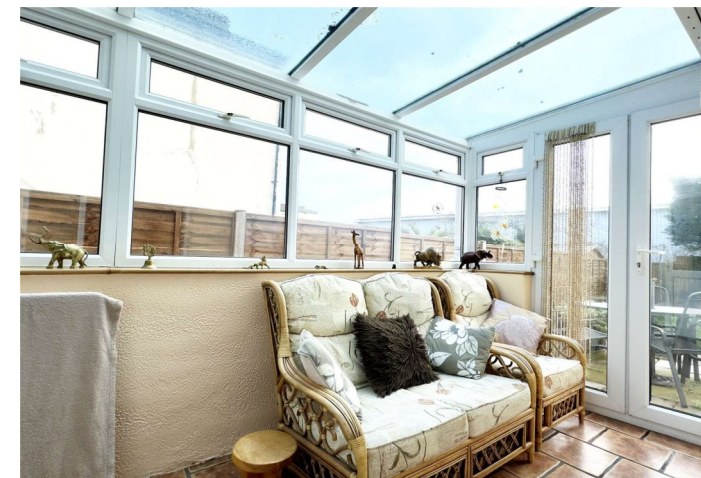
**First Floor Landing** Providing access to bedrooms, bathroom and fitted storage cupboards.

**Bedroom One** 4.61m x 4.28m (15'1" x 14'1") Double glazed bay window to front. Radiator. Fitted wardrobes.

**Bedroom Two** 3.53m x 3.19m (11'7" x 10'6") Double glazed window to rear. Radiator.

**Bedroom Three** 3.01m x 2.28m (9'11" x 7'6") Double glazed window to rear. Radiator.

**Bathroom** 2.88m x 1.48m (9'5" x 4'10") Opaque double glazed window to side. Enclosed panelled bath with electric shower over. Wash basin. Low level wc. Heated towel rail.







## Exterior

**Rear Garden** Measuring approximately 42' (12.75m) Offering a paved patio area with real grass lawn beyond. Slate bed patio area to the rear. Outside convenience. Brick built shed and storage room. Secure pedestrian access.

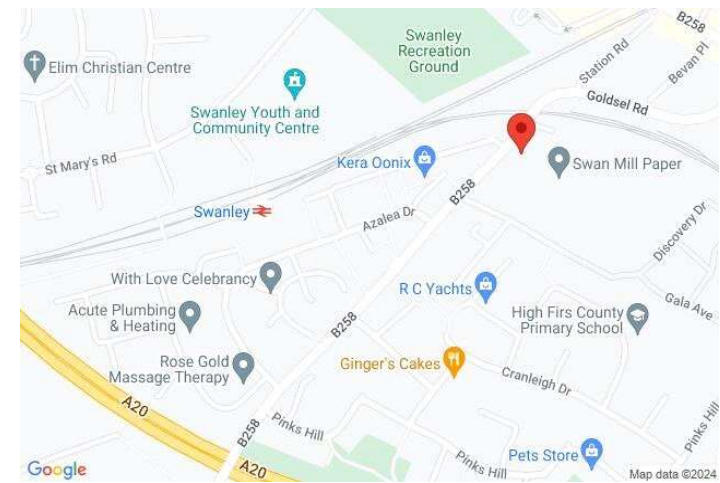
**Drive** Providing off street parking for multiple vehicles.

## Additional Information

Potential to add 2 bedrooms and a bathroom in the loft (STRC). The front attic has been partly prepared to accommodate a loft conversion with roof joists heightened and a Velux window to the rear roof.







## 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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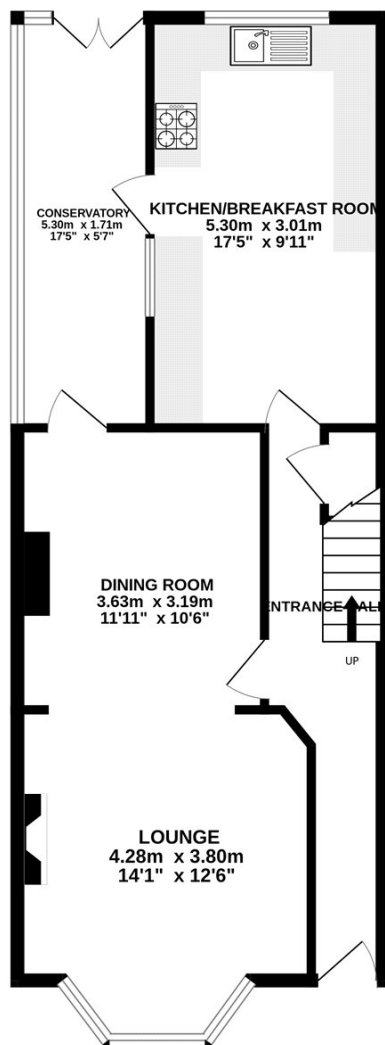
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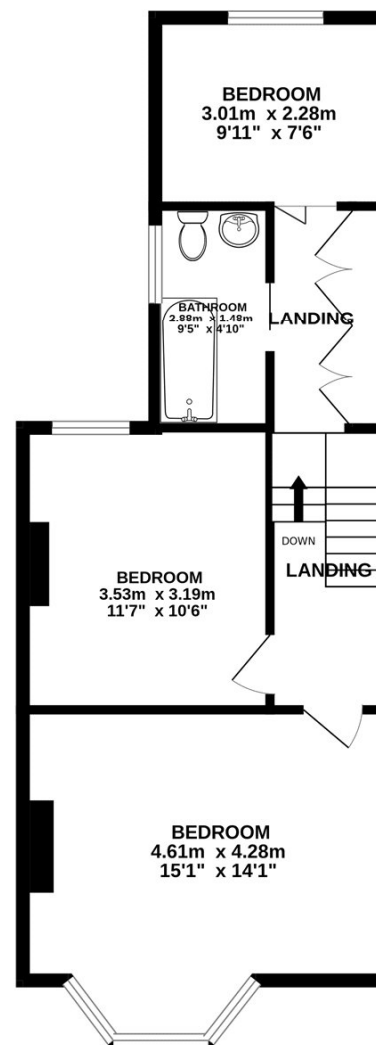
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**ROBINSON-JACKSON**

**GROUND FLOOR**  
59.4 sq.m. (639 sq.ft.) approx.



**1ST FLOOR**  
50.4 sq.m. (542 sq.ft.) approx.



**TOTAL FLOOR AREA : 109.8 sq.m. (1182 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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