



St. Georges Road

Swanley | Kent | BR8 8AZ



St. Georges Road

Swanley, Kent, BR8 8AZ

Offers in Excess £435,000

Freehold

Located a short walk from Swanley station which offers fast services to London Bridge, Blackfriars and Victoria is this impeccably presented family home. Offering 3 larger than average bedrooms, and an amazing modern shower room to the first floor. With a 7.66m open plan lounge/diner, 5.57m kitchen/breakfast room as well as ground floor cloak room, utility cupboard and walk through lobby which offers a multitude of options. Internal viewing highly advised to appreciate the fit and finish this fabulous family home has to offer.

Benefitting from:

- 3 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Garage
- Off Street Parking
- Walking Distance to Station
- Close to Choice of Primary Schools
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hall Composite door to front. Double glazed door window to side. Radiator.

Lounge/Diner 7.66m x 3.76m (25'2" x 12'4") Max Double glazed window to front. Feature fireplace. Radiators. Open to kitchen/breakfast room.

Kitchen/Breakfast Room 5.57m x 2.48m (18'3" x 8'2") Double glazed French doors and window to rear. Matching wall and base cabinets with countertop over with sink/drainage inset. Integrated fridge/freezer and dishwasher. Space for Range style cooker. Open to lounge/diner.

Lobby Providing access to cloakroom and laundry cupboard housing washing machine and tumble dryer.

Cloakroom Low level wc. Wash basin.

First Floor Landing Dual double glazed windows to side. Providing access to bedrooms, bathroom and loft.

Bedroom One 4.25m x 3.76m (13'11" x 12'4") Double glazed window to front. Integrated wardrobe. Radiator.

Bedroom Two 3.25m x 2.77m (10'8" x 9'1") Double glazed window to Rear. Integrated wardrobes. Radiator.

Bedroom Three 2.76m x 2.36m (9'1" x 7'9") Double glazed window to front. Built in wardrobe. Radiator.

Shower Room 2.29m x 1.69m (7'6" x 5'7") Opaque double glazed window to rear. Walk in cubicle shower with modern glass screen. Vanity wash basin. Low level wc. Heated towel rail. Enclosed panelled bath. Wash basin. Low level wc.

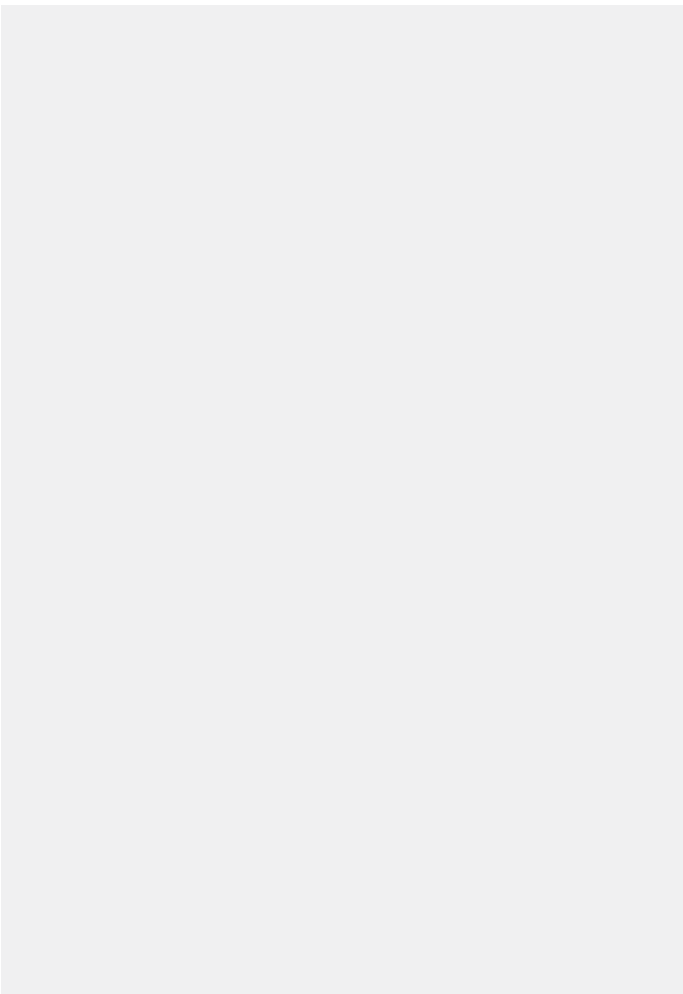
Exterior

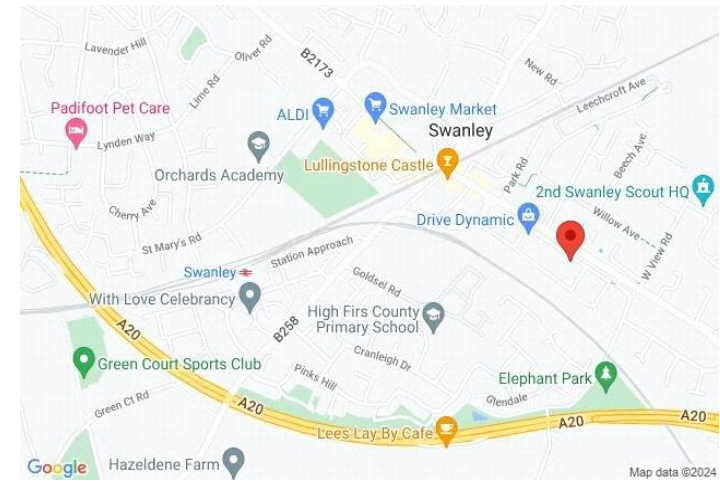
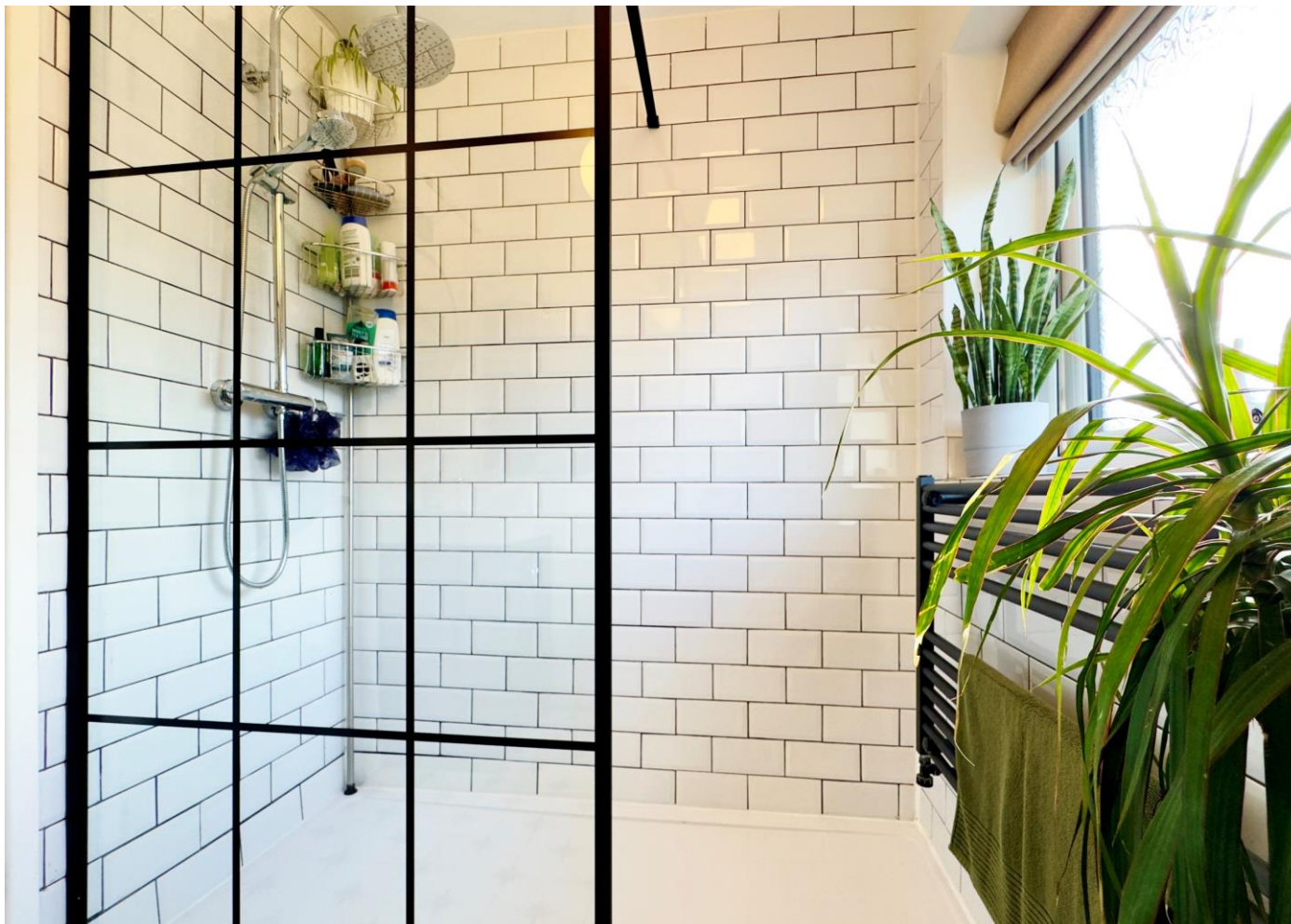
Rear Garden Offering a South facing aspect with block paved patio with real grass lawn beyond. A further block paved patio with vegetable patch beyond. Access to garage and pedestrian access.

Garage Wooden barn style doors to front. Window and door to side. Windows to rear. Power and light.

Drive Block paved with off street parking for several vehicles. Access to shared drive which in turn provides access to garage.







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 & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

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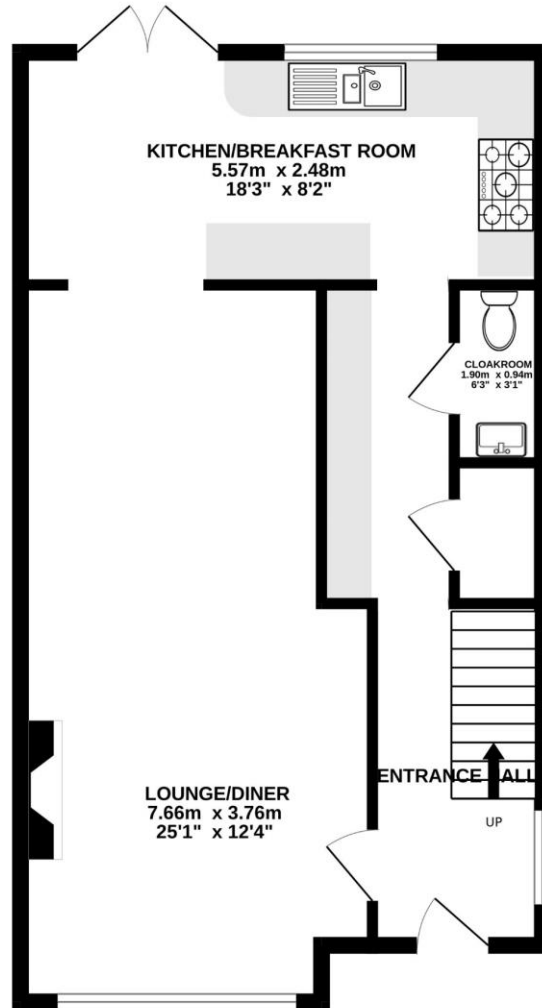
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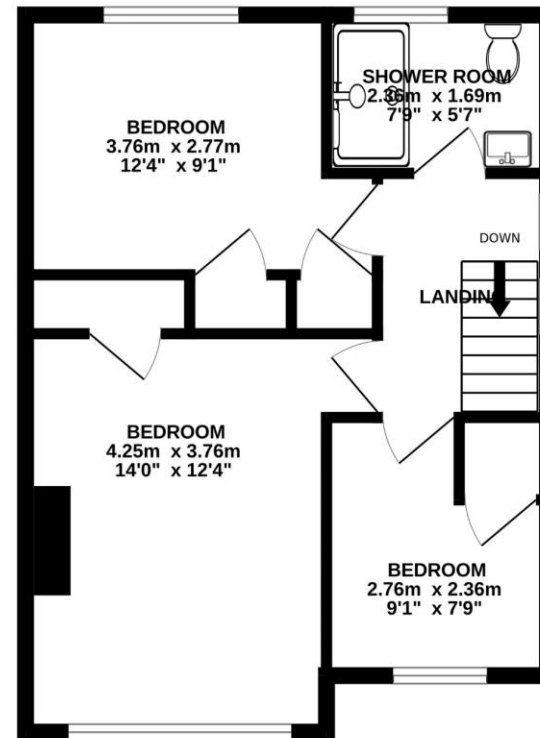
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ROBINSON-JACKSON

GROUND FLOOR
54.6 sq.m. (587 sq.ft.) approx.



1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 95.4 sq.m. (1026 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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