



Farm Avenue | Swanley, Kent, BR8 7HZ



£375,000 to £400,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Farm Avenue, Swanley

Located in a quiet close within walking distance to Swanley station which offers fast services to London Bridge, Charing Cross, Victoria and Blackfriars is this fantastic family home. Offering 3 bedrooms and bathroom to the first floor, with, a lounge, dining room, kitchen, and conservatory to the ground. Outside is an amazing rear garden whilst to the front, a private driveway.

Property Features

- Council Tax: C
- EPC Rating: C
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Private Driveway
- Walking Distance to Station
- Chain Free



Interior

Porch Double glazed sliding doors to front with windows to sides.

Entrance Hall Double glazed window to side. Access to kitchen, lounge and stairs to first floor.

Lounge 3.89m x 3.76m (12'9" x 12'4") Double glazed window to front. Radiator. Open to dining room.

Dining Room 3.44m x 2.8m (11'3" x 9'2") Double glazed patio doors to conservatory. radiator. Open to kitchen and lounge.

Kitchen 3.8m x 2.3m (12'6" x 7'7") Double glazed window and door to rear. range of matching wall and base cabinets with countertop over with sink/drain inset. Space for cooker, washing machine, and fridge/freezer. Open to dining room.

Conservatory 4.23m x 2.4m (13'11" x 7'10") Double glazed all round with door to side and sliding door to garden.

First Floor landing Double glazed window to side. Access to bedrooms, bathroom and loft. Airing cupboard.

Bedroom One 3.75m x 3.1m (12'4" x 10'2") Double glazed window to front. Radiator. Fitted bedroom suite.

Bedroom Two 3.45m x 3.25m (11'4" x 10'8") Double glazed window to rear. Radiator.

Bedroom Three 2.8m x 2.6m (9'2" x 8'6") Double glazed window to front. Radiator.

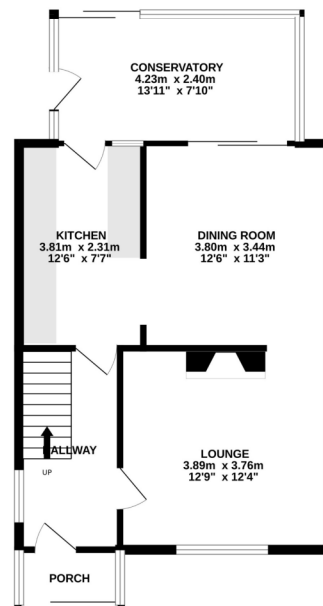
Bathroom 2.3m x 1.74m (7'7" x 5'9") Dual opaque double glazed windows to rear. Enclosed panelled bath. Wash basin. Low level wc. Radiator.

Exterior

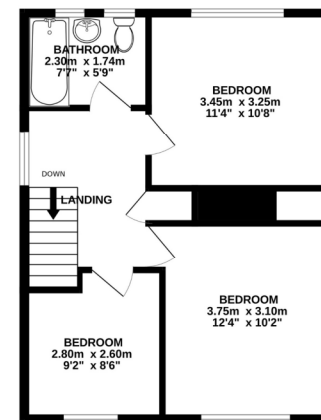
Rear Garden Offering a real grass lawn beyond a paved patio. Hedge border. Secure access to front/drive.

Front Garden Lawn to one side with paved drive to the other providing off street parking for multiple vehicles.

GROUND FLOOR
55.8 sq.m. (601 sq.ft.) approx.



1ST FLOOR
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 98.7 sq.m. (1062 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropack G2024





This property is subject to Grant of Probate

Property Location

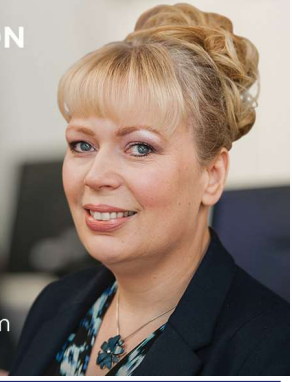
Farm Avenue, Swanley, Kent, BR8 7HZ



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

FOR MORE INFORMATION CONTACT US TODAY.

01322 666444
Robinson Jackson
39 High Street,
Swanley,
Kent BR8 8AE
swanley@robinson-jackson.com



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.