



Court Crescent

Swanley | Kent | BR8 8NR



Court Crescent

Swanley, Kent, BR8 8NR

Asking Price £475,000

Freehold

Located on the ever popular High Firs Development in Swanley, within walking distance to Swanley Station and Town Centre is this lovely extended 3 bedroom family home. The property offers, lounge with extended kitchen/diner, ground floor cloakroom and conservatory. To the first floor are three bedrooms and first floor bathroom. There is a garage to side and driveway for off street parking. Internal viewing is highly recommended to fully appreciate this lovely home.

Benefitting from:

- Extended Family Home
- Lounge
- Kitchen/Diner
- Extended Kitchen
- Ground Floor Cloakroom
- Conservatory
- 3 Bedrooms
- Garage & Driveway
- Close to Local Schools
- Close to Swanley Station
- Close to Swanley Town Centre
- Council Tax: D
- EPC Rating: To be confirmed



Accommodation

Entrance Porch Double glazed door to front. Double glazed door into lounge.

Lounge 5.08m x 4.04m (16'8" x 13'3") Double glazed window to front. Radiator. Stairs to first floor. Under stairs storage cupboard.

Kitchen/Diner 7.65m x 2.97m (25'1" x 9'9") Double glazed window to rear. Door into the garage. Range of wall and base units with work surfaces over. Radiator. Tiled walls, tiled flooring. Space for oven. Space for washing machine.

Lobby Double glazed door to side. Wall mounted boiler. Access to ground floor cloakroom.

Ground Floor Cloakroom Double glazed window to rear. Low level WC. Wash hand basin.

Conservatory 3.28m x 2.13m (10'9" x 7") Double glazed window to rear. Double glazed french doors to rear.

Landing 2.7m x 1.75m (8'10" x 5'9") Double glazed window to side. Loft access. Carpet. Airing cupboard housing cylinder.

Bedroom One 3.48m x 2.62m (11'5" x 8'7") Double glazed window to front. Range of fitted wardrobes to remain. Radiator. Carpet.

Bedroom Two 3.02m x 2.64m (9'11" x 8'8") Double glazed window to rear. Radiator. Carpet.

Bedroom Three 2.64m x 2.4m (8'8" x 7'10") Double glazed window to front. Radiator. Carpet. Over stairs cupboard.

Bathroom 2.26m x 1.63m (7'5" x 5'4") Double glazed window to rear. P shaped bath with shower over, vanity wash hand basin, low level WC. Tiled walls. Tiled flooring.





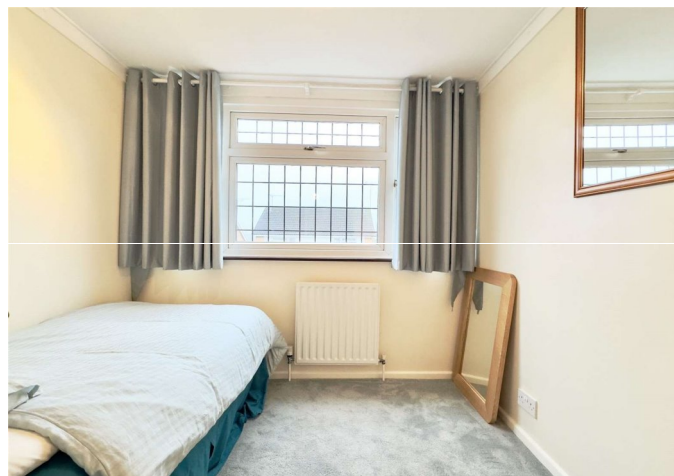
Exterior

Rear Garden: Patio area. Outside tap. Steps leading to laid to lawn area with further patio area to rear. Garden shed.

Garage: 17'7 x 7'11. Up 'n' over door. Power and light. Door into kitchen.

Council Tax - D

EPC Rating - To be confirmed





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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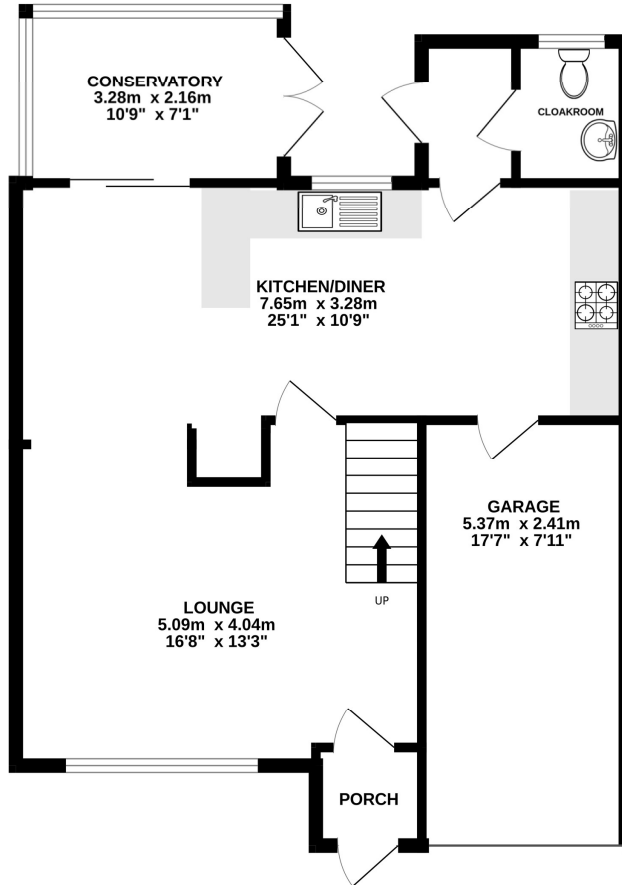
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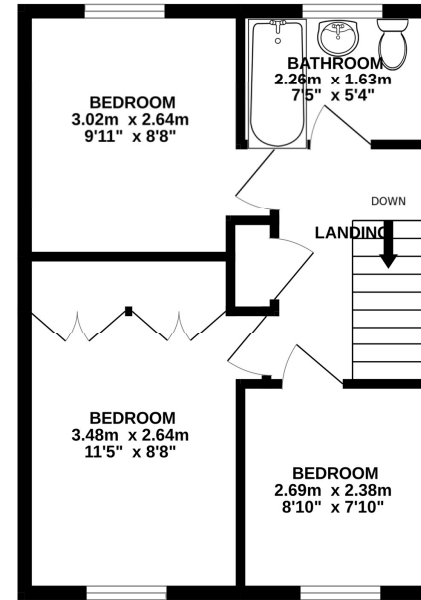
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ROBINSON-JACKSON

GROUND FLOOR
71.5 sq.m. (770 sq.ft.) approx.



1ST FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 108.7 sq.m. (1170 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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