



Alder Way

Swanley | Kent | BR8 7XA



Alder Way

Swanley, Kent, BR8 7XA

Asking Price £350,000

Freehold

Located in a quiet cul de sac, within easy reach of Swanley town centre, schools and stations is this fantastic family home. Offering 3 larger than average bedrooms, separate bathroom and wc to the first floor with fantastic lounge and kitchen/breakfast room to the ground. Offering space to add a ground floor wc if desired and space outside to create off street parking strc.

Benefitting from:

- 3 Bedrooms
- Kitchen/Dining Room
- Separate Bathroom and WC
- Low Maintenance Rear Garden
- Convenient for Schools
- Walking Distance to Station
- Council Tax: C
- EPC Rating: C



Accommodation

Entrance Hall Entered via double glazed door. Open to lounge. Access to kitchen, large storage cupboard and stairs to first floor. Double glazed door to rear/garden. Radiator.

Lounge 4.10m x 3.38m (13'5" x 11'1") Double glazed window to front. Radiator. Open to hallway.

Kitchen/Dining Room 4.10m x 2.87m (13'5" x 9'5") Double glazed window to rear. Range of matching wall and base cabinets with countertop over with inset sink/drain and hob. Integrated oven and dishwasher. Space for washing machine, fridge and freezer. Breakfast bar. Radiator.

First Floor Landing Providing access to bedrooms, bathroom and loft. Airing cupboard.

Bedroom One 3.96m x 3.22m (13' x 10'7") Double glazed window to front. radiator. Fitted wardrobes.

Bedroom Two 4.15m x 3.52m (13'7" x 11'7") Double glazed window to rear. Radiator.

Bedroom Three 2.44m x 2.26m (8' x 7'5") Double glazed window to front. Radiator. Fitted wardrobe.

Bathroom opaque double glazed window to rear. Enclosed panelled bath. Wash basin. Radiator.

WC Opaque double glazed window to rear. Low level wc.

Exterior

Rear Garden Measuring approximately 19m x 6m (62'4 x 19'9). Offering a paved patio with low maintenance shingle area beyond. Wood chipping border suitable for planting. Storage shed. Rear access.

Front Garden Laid with shingle with potential for off street parking STRC.





Additional Information

Being 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.

Swanley station offers fast services to London Bridge, Charing Cross, Victoria and Blackfriars using TFL Oyster Zone 8.

Council Tax - C

EPC Rating - C





Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



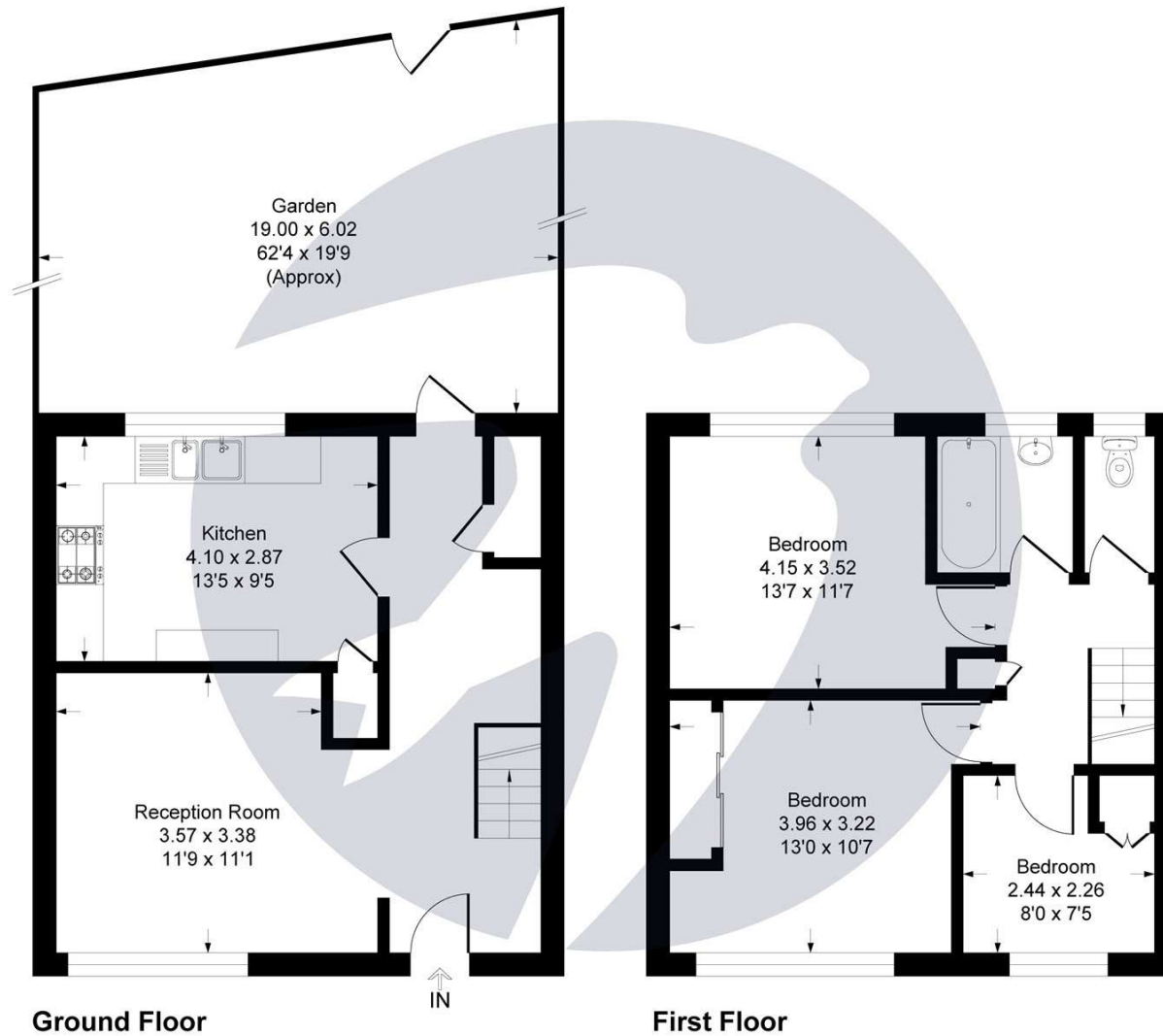
(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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Alder Way, BR8

Approximate Gross Internal Area = 81 sq m / 877 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

