



Russett Way | Swanley, BR8 7TU



Asking Price £350,000

Freehold

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## Russett Way, Swanley

Located in a popular residential area within easy reach of town, schools, station and more is this larger than average 3 bedroom family home. Offering an open plan kitchen/diner, lounge, open entrance hall and cloakroom to the ground floor with the aforementioned 3 bedrooms, bathroom and loft access to the first. Outside is a great rear garden with potential to section some off to create off street parking (subject to relevant and compulsory consents).

### Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- 3 Bedrooms
- 2 Reception Rooms
- Ground Floor Cloakroom
- Walking Distance to Station
- Potential Off Street Parking to Rear (STRC)
- Chain Free



## Interior

**Entrance Hall** 8m x 1.8m (26'3" x 5'11") Double glazed door to front and rear. Access to kitchen/dining room, lounge, cloakroom and stairs to first floor. Storage cupboard. Radiator.

**Kitchen/Dining Room** 4.17m x 3.46m (13'8" x 11'4")

Double glazed window to front. Range of matching wall and base cabinets with countertop over with inset sink/drain. Electric 'Range' style cooker. Space for washing machine and fridge/freezer. Radiator.

**Lounge** 3.74m x 3.5m (12'3" x 11'6") Double glazed window to rear. Radiator.

**Cloakroom** 1.5m x 0.85m (4'11" x 2'9") Opaque double glazed window to front. Low level wc. Wash basin.

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

**Bedroom One** 3.8m x 3.35m (12'6" x 11') Double glazed window to front. Radiator.

**Bedroom Two** 4.13m x 2.95m (13'7" x 9'8") Double glazed window to rear. Radiator.

**Bedroom Three** 2.45m x 2.34m (8' x 7'8") Double glazed window to rear. Radiator.

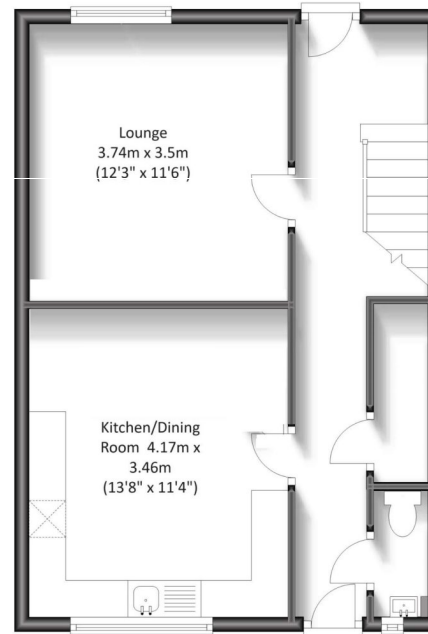
**Bathroom** 1.96m x 1.95m (6'5" x 6'5") Opaque double glazed window to front. Enclosed panelled bath with shower over. Wash basin. Low level wc. Heated towel rail.

## Exterior

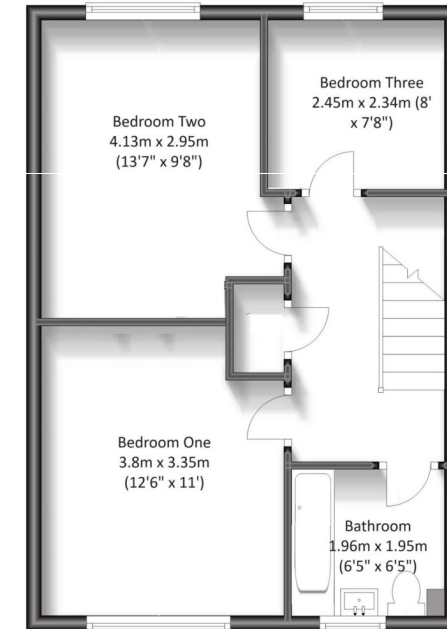
**Rear Garden** Low maintenance patio leading to a real grass lawn. Secure pedestrian access. Potential to create rear access parking subject to obtaining suitable consents.

**Front Garden** Offering a low maintenance patio. Access to external storage.

**Ground Floor**  
Approx. 44.0 sq. metres (473.5 sq. feet)



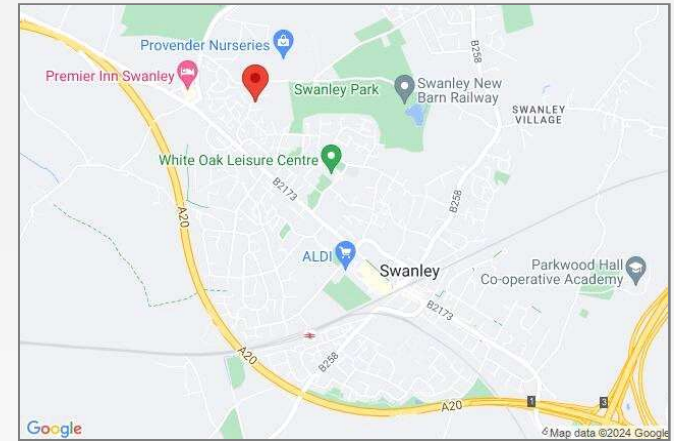
**First Floor**  
Approx. 44.0 sq. metres (473.5 sq. feet)





## Property Location

Russett Way, Swanley, BR8 7TU



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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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