



Philip Avenue

Swanley | Kent | BR8 8HG



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Swanley, Kent, BR8 8HG

Asking Price £550k to £575k
Freehold

Located just 0.2 Miles from Swanley station which offers swift services to London Bridge, Charing Cross, Victoria and Blackfriars is this amazing family home. Offering 3 Double bedrooms and an immaculate family bathroom to the first floor. With a versatile layout to the ground comprising a welcoming entrance hall which leads to the lounge (potential fourth bedroom) cloakroom, and kitchen, through the kitchen we can access the utility room or dining room, and from the dining room are a fantastic play/family room and study. Outside to the rear is an amazing south/west facing garden offering a real grass lawn and choice of patios, whilst to the front is off street parking, access to the rear garden and therapy room/office. If you want the best of swift access to the city, want to keep home and work separate but work remotely, look no further.



Accommodation

Porch Double glazed door and window to front and window to side. Access to entrance hall.

Entrance Hall Providing access to lounge, kitchen, cloakroom, stairs to first floor and large cupboard/storage. Radiator.

Lounge 5.0m x 4.09m (16'5" x 13'5") Double glazed windows to front. Radiator.

Kitchen 3.64m x 3.25m (11'11" x 10'8") Double glazed window to rear. Range of matching wall and base cabinets with countertop over with inset sink/drain, hob and integrated oven, Space for washing machine and recess for fridge/freezer. Access to dining room and utility room.

Dining Room 3.63m x 2.67m (11'11" x 8'9") Open to play/family room. Radiator.

Play/Family Room 4.88, x 2.4m (4.88, x 7'10") Double glazed window to rear and door to side. Large roof lantern providing plenty of light. Contemporary radiator. Open to dining room and access to study.

Study 2.67m x 1.26m (8'9" x 4'2") Double glazed window to side. Radiator.

Cloakroom Low level wc. Wash basin. Radiator.

First Floor Landing Double glazed window to front. Access to bedrooms, bathroom and loft.

Bedroom One 3.63m x 3.04m (11'11" x 10') Double glazed window to front. Radiator. Integrated wardrobes.

Bedroom Two 3.63m x 3.11m (11'11" x 10'2") Double glazed window to rear. Radiator.

Bedroom Three 3.64m x 2.78m (11'11" x 9'1") Double glazed window to rear. Radiator.

Bathroom 2.11m x 1.69m (6'11" x 5'7") Opaque double glazed window to side. Enclosed panelled bath with shower over and glass screen. Vanity wash basin and wc. Heated towel rail.





Exterior

Rear Garden Measuring approximately 10.4m x 13m (34' x 42'9) with a South/West facing aspect. Currently a work in progress that will offer a real grass lawn, beautiful decked patio area and amazing summerhouse/shed. Secure pedestrian access to drive. Access to therapy room/office.

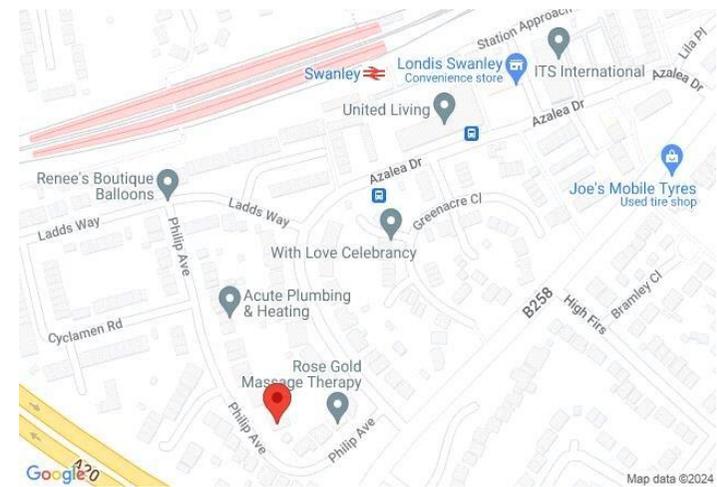
Front Garden Real grass lawn.

Driveway Providing off street parking for up to 3 vehicles.

Benefitting from:

- 3 Double Bedrooms
- 3 Reception Rooms
- Utility Room
- Cloak Room
- Therapy Room/Office
- Private Driveway
- 0.2 Miles to Station
- Council Tax: F
- EPC Rating: D





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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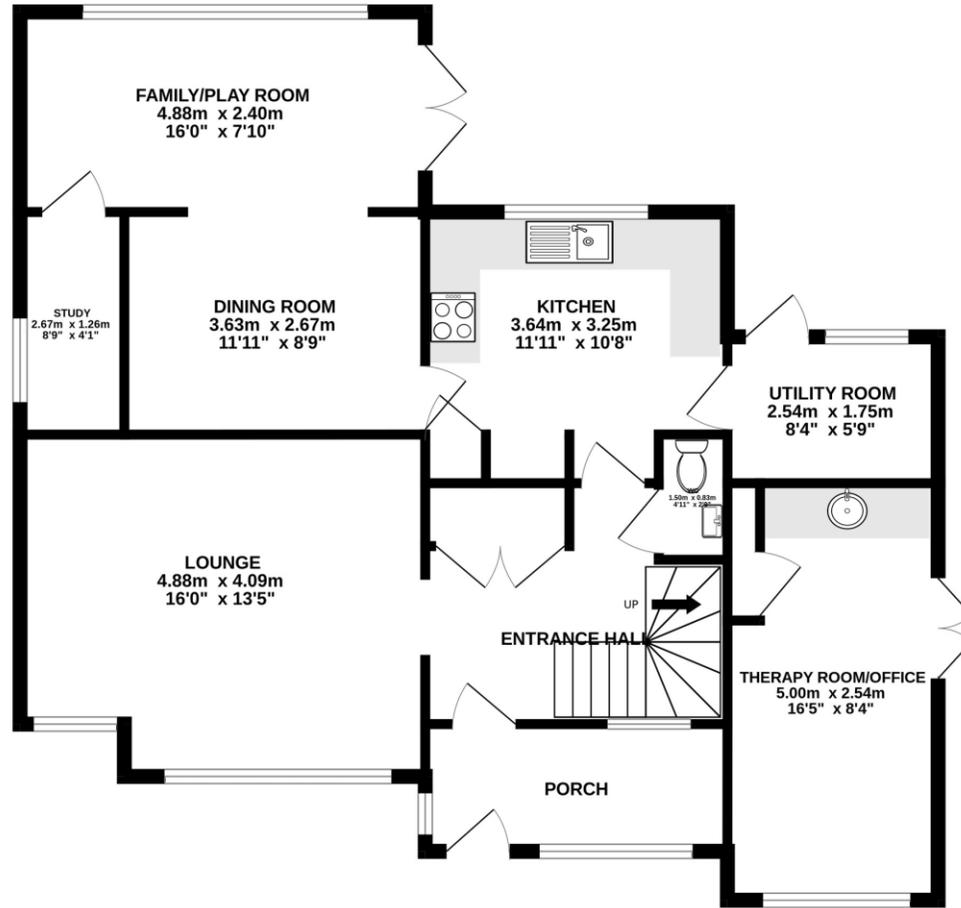
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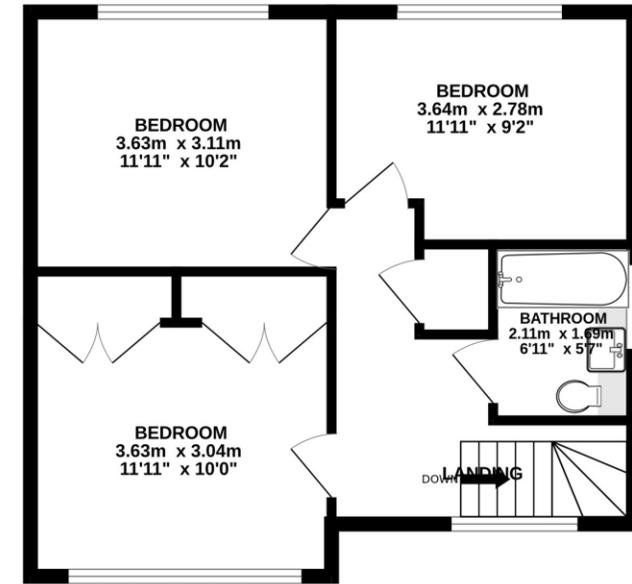
SALES | MORTGAGES | LEGALS



GROUND FLOOR
91.7 sq.m. (987 sq.ft.) approx.



1ST FLOOR
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA : 139.9 sq.m. (1506 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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