

**01322 666452**

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Set in walking distance to Swanley Train Station sits this chain free, three bedroom semi-detached home. With a little modernising this property really does have the potential to become the perfect family home. Benefiting internally from a 14’ lounge, separate kitchen, utility room, first floor bathroom and three good sized bedrooms, whilst outside to the rear is the 95’ garden and to the front off street parking. With the Town Centre on your door step, along with local Primary and Secondary Schools this property will not hang around for too long so arrange your viewing today.



**Guide Price £310,000**

 **Southern Place**

 Swanley, BR8 7BY



**Enclosed porch**

Double glazed frosted door.

**Entrance Hall**

Partly glazed entrance door. Laminate wood flooring. Double radiator.

**Lounge** *14' 0'' x 13' 6'' (4.26m x 4.11m)*

Double glazed window to front. Laminate wood flooring. Double radiator. Dado rail. Fire place with wood burner. Under stairs storage cupboard.

**Kitchen** *11' 0'' x 7' 8'' (3.35m x 2.34m)*

Double glazed window to rear. Double glazed frosted window to rear. Ceramic flooring. Single drainer sink unit with mixer taps. Range of wall and base units with built in oven hob and extractor fan. Radiator. Wall mounted boiler. Tiled splash back.

**Utility room**

Double glazed frosted window to side. Double glazed frosted door leading to garden. Worktop with cupboard underneath. Radiator.

**Landing**

Carpet. Access to loft. Storage cupboard.

**Bathroom** *8' 3'' x 7' 10'' (2.51m x 2.39m)*

Double glazed frosted window to side. Laminate wood flooring. Low level w/c. Panel bath. Shower cubical. Pedestal hand wash basin. Radiator.

**Bedroom 1** *10' 10'' x 8' 11'' (3.30m x 2.72m)*

Double glazed window to rear. Carpet. Radiator.

**Bedroom 2** *10' 7'' x 8' 11'' (3.22m x 2.72m)*

Double glazed window to front. Carpet. Double radiator.

**Bedroom 3** *8' 2'' x 7' 8'' (2.49m x 2.34m)*

Double glazed window to front. Carpet.

**Garden** *95'*

Paved area. Shed. Step up to shingles. Laid lawn. Decking patio area. Shingles. Side access.

**Own driveway**









*Viewers notes...*

**EPC Rating: D**

**Council Tax Band: C**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.

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