

**01322 666452**

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Set in easy reach of Swanley Train Station, and Town Centre sits this three bedroom semi detached family home.
Benefiting from an open plan kitchen/diner, separate lounge, sun room over looking the rear garden and to the first floor is the family bathroom and three good sized bedrooms.
With an allocated parking space and garage, this house is one not to be missed.
So call Brookbanks today to arrange your viewing.

**Guide Price £375,000**

**Swanley Lane**

Swanley, BR8 7LH

**Front garden**

Laid lawn.

**Entrance Hall**

Double glazed frosted entrance door with double glazed lead light window to side. Carpet. Coved ceiling. Double radiator. Under stairs storage cupboard.

**Kitchen/Diner** *16' 7'' x 10' 10'' (5.05m x 3.30m)*

Double glazed window to rear. Double glazed patio door leading to sun room. Amtico flooring. Double radiator. Tiled splash backs. One and half single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan and integrated fridge freezer. Boiler cupboard.

**Sun room**

Double glazed windows to side. Double glazed patio door leading to garden. Amtico flooring. Worktop with cupboard underneath. Fitted storage cupboard.

**Lounge** *13' 5'' x 10' 5'' (4.09m x 3.17m)*

Double glazed window to front. Carpet. Coved ceiling. Double radiator.

**First Floor Landing**

Carpet. Built-airing cupboard. Access to loft.

**Shower room** *7' 0'' x 6' 4'' (2.13m x 1.93m)*

Double glazed frosted window to rear. Granite flooring. Tiled walls. Double radiator. Heated towel rail. Shower cubicle. Hand wash basin with cupboards under. Low level w.c.

**Bedroom 1** *13' 9'' x 9' 2'' (4.19m x 2.79m)*

Double glazed window to front. Carpet. Double radiator.

**Bedroom 2** *10' 10'' x 10' 6'' (3.30m x 3.20m)*

Double glazed window to rear. Carpet. Double radiator. Fitted wardrobe.

**Bedroom 3** *9' 0'' x 7' 2'' (2.74m x 2.18m)*

Double glazed window to front. Carpet. Double radiator. Fitted wardrobe.

**Rear Garden** *45''*

Paved patio area. Laid lawn. Shingle borders. Side and rear access. Outside tap.

**Garage**

Up and over Door.

**Parking**

allocated space.

*Viewers notes...*

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.

**EPC Rating: D**

**Council Tax Band: D**

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