

**01322 666452**

Open 7 Days

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Brookbanks are excited to welcome to the market this chain free, three bedroom semi-detached family home, situated in the sought after Beechenlea Lane. To the ground floor you are greeted with a bright entrance hall, leading in all directions. With a open plan lounge/diner, separate kitchen and downstairs w.c. To the first floor you will find three good sized bedrooms, shower room with separate w.c. To the rear the garden is the perfect setting, with a patio area to the front and being laid to lawn to the rear, benefiting from access to the detached garage. With a green house ready for you to grow your own veg, and a shed perfect for storage. To the front there is off street parking and access to the garage. This property is one not to missed, with local Primary and Secondary Schools. A short distance to the local High Street and Train Station it is perfect for the whole family. Call Brookbanks today to arrange your viewing.

**Asking Price £380,000**

**Beechenlea Lane**

Swanley, BR8 8DR

**Entrance Hall**

Part glazed entrance door, Carpet, Double paneled radiator.

**Downstairs W.C**

Low level w.c, Pedestal wash basin.

**Lounge** *22' 2'' x 14' 0'' x 10' 11'' (6.75m x 4.26m 3.05m)*

Double glazed leaded light window to front, Double glazed window to rear, Double glazed patio doors to garden, Coved ceiling, Double paneled radiator, Gas fire.

**Kitchen** *13' 4'' x 8' 2'' (4.06m x 2.49m)*

Double glazed leaded light window to side, Double glazed window to rear, Double glazed door to garden, Double drainer sink unit with mixer tap, Wall and base units, Double paneled radiator.

**Landing**

Double glazed window to rear, Airing cupboard.

**Bedroom One** *14' 2'' x 10' 10'' (4.31m x 3.30m)*

Double glazed leaded light window to rear, Radiator, Carpet.

**Bedroom Two** *12' 0'' x 8' 8'' (3.65m x 2.64m)*

Double glazed leaded light window to side, Radiator.

**Bedroom Three** *9' 7'' x 8' 2'' (2.92m x 2.49m)*

Double glazed window to rear, Radiator, Fitted cupboard, Carpet.

**Shower Room**

Double glazed frosted window to rear, Shower cubicle, Pedestal hand wash basin, Radiator.

**Separate w.c**

Double glazed to rear, Low level w.c, Radiator, Wall mounted boiler.

**Garden**

Patio area, Laid to lawn, Green house, Shed.

**Own Driveway**

**Garage**

Up and over door, Access to garden, Light, Power, Window to rear.

**EPC Rating: E**

**Council Tax Band: D**

*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.

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