



87, Fens Way,
Swanley, BR8 7SW

Price Guide £325,000 -
£350,000



- Three Bedrooms
- Downstairs Cloakroom
- Rear Garden
- Private Driveway To Front

- Lounge, Dining Room & Separate Kitchen
- Lean-to Utility
- GCH & DG
- NO FORWARD CHAIN



87 Fens Way, Swanley, , BR8 7SW



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LOCATION AND PROPERTY DESCRIPTION

Set on a residential road in the sought after village of Hextable is this 3 bedroom family home. The accommodation briefly comprises of an entrance hall, lounge, dining room, kitchen, lean-to style conservatory (currently used as utility room), downstairs cloakroom, 3 bedrooms and a 4 piece upstairs bathroom. Additional features include rear garden, private driveway to front and the extra incentive of 'NO CHAIN'. Located in the heart of the popular village of Hextable which boasts a pharmacy, hairdresser's, corner shop, post office, church cafe and bus routes serving nearby Swanley.

ENTRANCE HALL

3.75m x 1.87m

UPVC door to front, radiator, ceramic tiled flooring, stairs to first floor.

LOUNGE

3.75m x 3.66m

Double glazed window to front, carpet as laid, television aerial point, radiator and telephone point.



KITCHEN

3.38m x 2.54m

Double glazed window to rear and door to utility room, tiled flooring, range of coordinated wall and base units with work surface over, stainless steel single drainer sink unit with mixer taps, integrated stainless oven, hob and extractor fan, plumbed dishwasher, pantry storage cupboard.

DINING ROOM

3.42m x 2.99m

Double glazed window to rear, ceramic tiled flooring and radiator.

DOWNSTAIRS CLOAKROOM

Ceramic tiled flooring, wall mounted wash hand basin, low level WC

UTILITY ROOM

2.33m x 1.6m

Double glazed to half height Space for fridge freezer or tumble dryer plumbed for washing machine and double glazed door to garden.

FIRST FLOOR

LANDING

Carpet as laid, cupboard and access to loft.

BEDROOM ONE

3.75m x 2.99m

Double glazed window to front, radiator, carpet as laid.

BEDROOM TWO

3.4m x 3.18m

Double glazed window to rear, carpet as laid, radiator.

BEDROOM THREE

2.59m x 2.45m

Double glazed window to front, radiator, carpet as laid.

BATHROOM

2.36m x 1.67m

Two double glazed windows to rear, fully tiled walls, downlighters, four piece suite comprising; pedestal wash hand basin, panelled bath with mixer taps and shower attachment, low level WC, fully enclosed translucent shower cubicle.

EXTERIOR

REAR GARDEN

Approx. 55ft; pedestrian access to front, two brick built shed, lawn leading onto patio area at rear.

DRIVEWAY

Private driveway to front

TENURE

Freehold



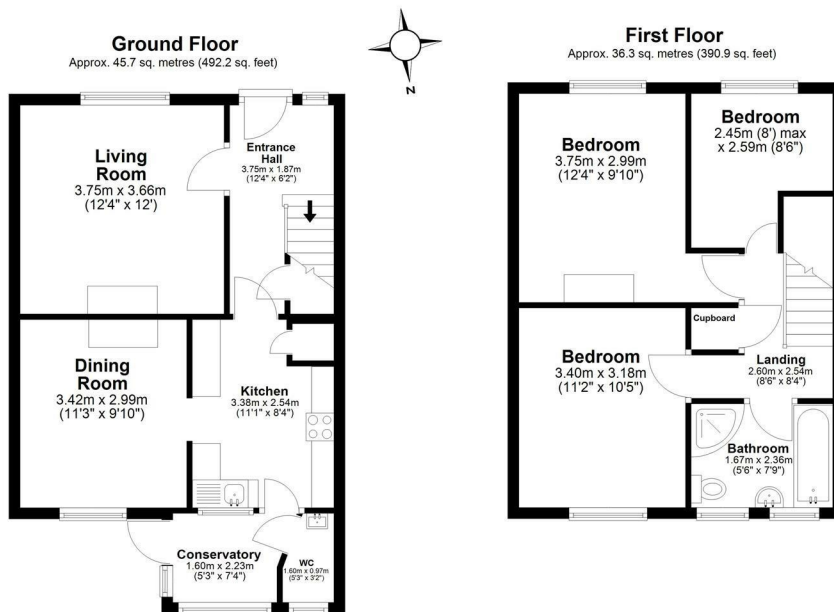


In accordance with Section 21 of the Estate Agents Act 1979, we hereby declare that there is a personal interest in the sale of this property. The property is being sold by a member of Abode

LOCAL AUTHORITY

Sevenoaks district council – Council Tax band C
£2,151.64 2025/2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 82.0 sq. metres (883.0 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.