



Button Street, Swanley, BR8 8DX
Guide price £1,000,000 Freehold

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The Homes Group are delighted to present to the market this detached residence, which is sold with no chain, that is located between the popular villages of Farningham & Swanley Village. Offering versatile accommodation throughout, ideal for multi-generational family living or home working lifestyle, thanks to the spacious rooms & layout. Set on a plot of around an acre (TBV) with gardens surrounding the home plus parking for numerous vehicles along with an integral double garage.

The current accommodation layout provides four double bedrooms, family bathroom & en-suite bathroom on the first floor with four reception rooms, L-shaped kitchen/diner, utility & two separate cloakrooms on the ground floor. The in & out driveway is block paved with double gates leading to additional parking area & access to the integral double garage.

Please note: The home has an oil fired central heating system & a septic tank.

Entrance Hall

14'1 x 13'8 (4.29m x 4.17m)

Cloakroom

Living Room

22'8 x 11'11 (6.91m x 3.63m)

Kitchen/Diner

26'1 x 10'10 x 17'3 (7.95m x 3.30m x 5.26m)

Utility

Family Room

16'9 x 16'9 (5.11m x 5.11m)

Reception

11'11 x 10'9 (3.63m x 3.28m)

Reception/Study

11'4 x 10'9 (3.45m x 3.28m)

Lobby

Cloakroom

Galleried Landing

14'9 x 10'11 (4.50m x 3.33m)

Principal Bedroom

15'4 x 11 (4.67m x 3.35m)

En-Suite Bathroom

10' x 7'10 (3.05m x 2.39m)

Bedroom Two

14'11 x 11'11 (4.55m x 3.63m)

Bedroom Three

13'9 x 12

Bedroom Four

10'3 x 10'3 (3.12m x 3.12m)

Family Bathroom

9'11 x 8'4 (3.02m x 2.54m)

Double Garage

21'9 x 20'1 (6.63m x 6.12m)

Front Garden

Rear Garden

Driveway & Parking

Tenure - Freehold

Council Tax - Band G







| 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 | | 52 | 60 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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