

# Brookbanks

*Let's get moving.*

01322 666452

[www.brookbanksonline.co.uk](http://www.brookbanksonline.co.uk)

[sales@brookbanksonline.co.uk](mailto:sales@brookbanksonline.co.uk)



**Beechenlea Lane**

Swanley, BR8 8DR

**£664,995**

**Detached Family Home**

**14' Lounge**

**Ground Floor Shower Room**

**Four Bedrooms**

**24' Kitchen/Diner**

**Master Bedroom with En-suite Bathroom**

Tel: 01322 666 452 Email: [sales@brookbanksonline.co.uk](mailto:sales@brookbanksonline.co.uk)  
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We are very excited to be able to offer this stunning four bedroom detached house in a popular road in Swanley. When you enter the property you are faced with a spacious hallway, two bedrooms, shower room, 14' lounge and 24' kitchen /diner. Upstairs landing master bedroom with en-suite bathroom and bedroom four. Outside to the rear you will be greeted with a beautiful secluded garden with laid lawn, flower beds, fish pond with waterfall and a drinks bar with power and lighting. To the front your own drive with ample parking. Walking distance of local bus routes, the Swanley Mainline train station which offers a brilliant commute within twenty-five minutes direct into London Victoria and 15minutes into London Bridge, offering the Oyster Zone. Also close to local schools ie Horizon Primary, St Bartholomew's Catholic School, High Firs Primary and more. With everything on offer here you and your family should be booking your appointment today. 01322 666452.



## ACCOMMODATION

### Entrance Hallway

Double glazed frosted leaded light entrance door with double glazed frosted window to side. Double glazed frosted window to side. Amtico wood flooring. Double radiator. Under stairs storage cupboard.

### Shower Room 7' 2" x 5' 8" (2.18m x 1.73m)

Karndean tiled floor and walls. Chrome heated towel rail. Extractor fan. Low level w.c. Vanity hand wash basin. Shower cubicle with double shower head.

### Bedroom Two 14' 0" x 11' 11" (4.26m x 3.63m)

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

### Bedroom Three 10' 10" x 10' 0" (3.30m x 3.05m)

Double glazed bow window to front. Carpet. Double radiator. Fitted wardrobes.

### Lounge 14' 5" x 14' 0" (4.39m x 4.26m)

Carpet. Double radiator. Fireplace with electric fire.

### Kitchen/Diner 24' 0" x 13' 7" (7.31m x 4.14m)

Double glazed window to rear. Double glazed bi folding doors leading to garden. Amtico wood flooring. one and a half single drainer sink unit with mixer tap. Range of wall and base units with built-in double oven, five burner hob and extractor fan with integrated fridge/freezer and dish washer.

### Landing

Double glazed sky light. Carpet.

### Master bedroom 22' 0" x 15' 4" (6.70m x 4.67m)

Two double glazed sky lights. Double glazed window to rear. Carpet. Double radiator. Fitted wardrobe. Eaves cupboards.

### Ensuite- Bathroom 7' 8" x 6' 8" (2.34m x 2.03m)

Karndean tiled floor and walls. Panel bath with shower. Vanity hand wash basin. Low level w.c. Chrome heated towel rail.

### Bedroom Four 15' 4" x 10' 6" x 8' 5" (4.67m x 3.20m x 2.44m)

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

### Garden 70' 0" x 60' 0" (21.32m x 18.27m)

Paved patio area. Laid lawn. Flower beds. Rocky with fish pond and water fall. Shed. Bar area with power and lighting. Outside tap. Side access.

### Own Drive

Ample Parking.

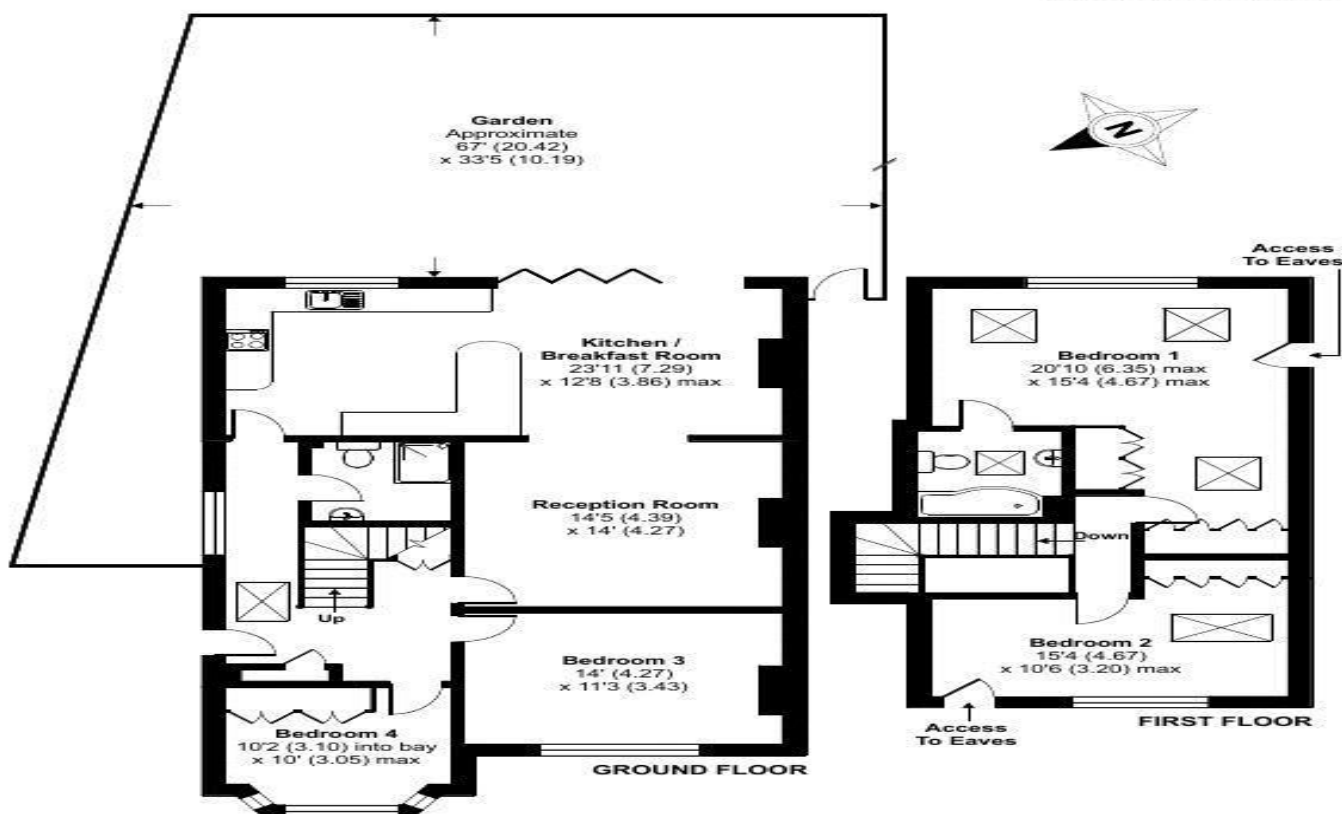




## Beechenlea Lane, Swanley, BR8

Approximate Area = 1587 sq ft / 147.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2022. Produced for Acorn Group., REF: 922112

**EPC Rating: C**

**Council Tax Band: E**

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.