



Brookbanks
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This bright and spacious three bedroom semi-detached family home is set in the sought after High Firs Estate in a quiet cul-de-sac, a short walk from Swanley Train Station and sought after Primary and Secondary Schools. Through the entrance porch, you are welcome with natural light billowing through. The 24ft lounge leads out to the bright conservatory with views spanning the rear garden. The kitchen leads on to the utility room, downstairs toilet, and internal access to the garage which with the right planning permission could be transformed in to another room. Upstairs you are greeted with two double bedrooms and a third single. You will also find the family bathroom up here, with both a bath and separate shower



Cranleigh Drive
Swanley, BR8 8NZ

Guide Price £390,000

Enclosed porch

Double glazed frosted windows with double glazed frosted door. Tiled flooring.

Entrance hall

Double glazed frosted entrance door. Carpet. Radiator. Coved ceiling. Under stairs storage cupboard. Built in storage cupboard.

Lounge 24' 8" x 11' 11" X 8' 6" (7.51m x 3.63m)

Double glazed window to front. Carpet. Coved ceiling. Two radiators. Double glazed french doors leading to garden.

Conservatory 10' 0" x 10' 0" (3.05m x 3.05m)

Double glazed windows. Double glazed french doors leading to garden. Laminate wood flooring.

Kitchen 9' 4" x 8' 10" (2.84m x 2.69m)

Double glazed window to rear. Vinyl flooring. Coved ceiling. One and half single drainer sink unit with mixer taps. Range of wall and base units. Built in double oven and hob with integrated dish washer. Tiled splash back

Lobby area

Vinyl flooring. Door leading to garden.

Down stairs w/c

Coved ceiling. Extractor fan. Vinyl flooring. Hand wash basin. Low level w/c.

Utility Room 8' 2" x 7' 5" (2.49m x 2.26m)

Double glazed window to rear. Double glazed door leading to garden. Vinyl flooring. Coved ceiling. Extractor fan. Tiled splash back. Sink with mixer tap. Wall unit. Range of wall and base units with integrated fridge freezer.

Landing

Carpet. Coved ceiling. Access to loft with pull down ladder. Built in airing cupboard.

Bathroom 7' 11" x 6' 2" (2.41m x 1.88m)

Two double glazed frosted window to rear. Carpet. Partly tiled walls. Radiator. Panel bath with shower taps. Low level w/c. Hand wash basin with cupboard underneath. Separate shower cubical.

Bedroom 1 11' 10" x 9' 9" (3.60m x 2.97m)

Double glazed window to front. Carpet. Radiator. Coved ceiling. Fitted wardrobe with cupboard.

Bedroom 2 10' 10" x 9' 8" (3.30m x 2.94m)

Double glazed window to rear. Carpet. Radiator. Built in storage with wall cupboard

Bedroom 3 8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to front. Carpet. Double radiator. Fitted wall cupboard.

Garden

Patio decking area. Steps down to lawn. Step down to paved patio area. Outside tap.

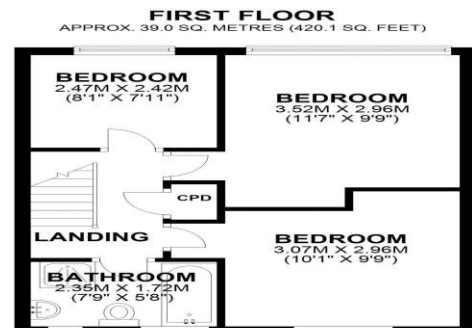
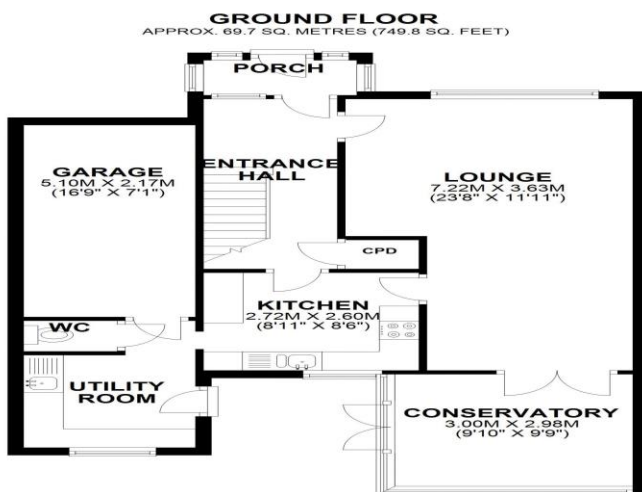
Garage

Power and light. Up and over door.



Viewers notes...

EPC Rating: D
Council Tax Band: D



TOTAL AREA: APPROX. 108.7 SQ. METRES (1169.9 SQ. FEET)

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