

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Stunning Home...**  
**Karis, London Road**

**Offers Over £335,000**  
**FREEHOLD**

Perfect for those looking to take their first-steps onto the property ladder, Wisdom Estates are proud to present to the market, this lovingly maintained and spacious 2 Double-Bedroom Starter Home. Located within easy reach of all nearby amenities, transport links, supermarkets, and local schools, this property is certain to tick them boxes! Call us Today to arrange your viewing! EPC Rating 76 C

**FEATURES INCLUDE:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>2 Bedroom Starter Home</b>             | <input checked="" type="checkbox"/> <b>Easy Access to M25</b> |
| <input checked="" type="checkbox"/> <b>0.8 Miles to Swanley Station</b>       | <input checked="" type="checkbox"/> <b>Garage En-Bloc</b>     |
| <input checked="" type="checkbox"/> <b>Close to local shops and amenities</b> | <input checked="" type="checkbox"/> <b>EPC Rating 76 C</b>    |

REF: 11496

**0208 090 5959**  
**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

## **The accommodation comprises:**

**FAMILY ROOM 13' 8" x 12' 8" (4.17m x 3.86m)** As you enter through the double-glazed feature front door, you will immediately get that 'Welcome Home' feeling. The spacious Family-Room provides the ideal space in which to sit back, relax and unwind, and benefits from a large double-glazed window to front, two wall-mounted radiators, easy to clean wood-laminate flooring, and stairs leading to the first floor.

**KITCHEN 12' 8" x 11' (3.86m x 3.35m)** This bright and airy Kitchen has been intelligently designed to maximise on the use of space. Boasting a large window and double-glazed patio door to rear, an array of matching wall and base units (with worktops over), a sink and drainer unit, an integrated worktop gas hob, and electric oven, alongside a large storage cupboard, a wall-mounted radiator, and space for appliances. Part-tiled walls alongside fully-tiled flooring ensure effortless upkeep.

**LEAN-TO UTILITY 10' 7" x 4' 5" (3.23m x 1.35m)** The Lean-to Utility is a handy bonus to have. Comprising of a double-glazed window and double-glazed door to rear, a glazed window to side, a wall-mounted radiator, as well as ample space and plumbing for utilities.

**FIRST FLOOR LANDING** The First Floor landing comprises a fitted carpet, and loft-hatch access.

**MASTER BEDROOM 12' 8" x 9' 6" (3.86m x 2.9m)** The Master Bedroom encompasses a large double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

**BEDROOM TWO 12' 8" x 10' 8" (3.86m x 3.25m)** The Second Double Bedroom boasts two double-glazed windows to rear, two wall-mounted radiators, and a fitted carpet.

**BATHROOM 6' 8" x 5' 5" (2.03m x 1.65m)** The Bathroom benefits from a w/c, a hand-wash basin, a bath, a heated towel rail, as well as fully-tiled walls and flooring.

**GARDEN** The low-maintenance rear garden compliment's this property and provides an outside space to enjoy all year round.

**GARAGE EN-BLOC** A Garage en-bloc provides additional storage and an option for parking.

### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

### **Measurements**

Please note that all measurements are approximate.

### **Viewing**

Wisdom Estates – Sidcup – 0208 090 5959 / Dartford – 01322 272 144



