



Three bedroom 1980's built modern home located in a cul de sac, presented in immaculate condition throughout with the added benefits of a double glazed conservatory, modern fitted kitchen, bathroom and being sold with no chain.

Guide price £350,000 - £375,000

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SALES & LETTINGS

Maple Close
Swanley
Kent
BR8 7YN

Front Garden

Astro turf.

Covered Porch

Entrance Hall

Double glazed opaque entrance door. Laminated wood floor. Electric Heater.

Kitchen

8' x 7'6 (2.44m x 2.29m)

Double glazed window to front. Tiled flooring. Tiled splash backs. Single drainer sink unit with mixer tap. Range of wall and base units with built-in double oven , hob and extractor fan with integrated fridge /freezer and dish washer.

Lounge

16'4 x 14'6 x 11' (4.98m x 4.42m x 3.35m)

Double glazed french door leading to conservatory. Laminate wood floor. Electric heater. Understairs storage cupboard with plumbing for a washing machine.

Conservatory

12'5 x 8'5 (3.78m x 2.57m)

Double glazed windows. Double glazed door leading to garden. Laminate wood flooring. Electric heater.

Landing

Carpet. Built-in airing cupboard.

Bathroom

7'4 x 6' (2.24m x 1.83m)

Double glazed opaque window to front. Vinyl floor. Tiled walls. Chrome heated towel rail. Low level level w.c. Panel bath with mixer tap. Separate shower over bath with shower screen. Pedestal hand wash basin.

Bedroom One

13' x 8' (3.96m x 2.44m)

Double glazed window to front. Carpet. Electric heater.

Bedroom Two

11'3 x 6'4 (3.43m x 1.93m)

Double glazed window to rear. Carpet. Electric heater. Access to loft room via a loft ladder.

Bedroom Three

8' x 7'7 (2.44m x 2.31m)

Double glazed window to rear. Carpet. Electric Heater.

Loft Space

11'6 x 11' (3.51m x 3.35m)

Deluxe double glazed window. Carpet. Electric heater. eaves cupboards. Door leading too.

Cloakroom

Vinyl floor. Low level w.c. Vanity hand wash basin.

Garden

Steps going up to decking. Steps up to decking. Rear access leading into Swanley park.

Parking

Allocated space. (To be confirmed by Vendors solicitor)



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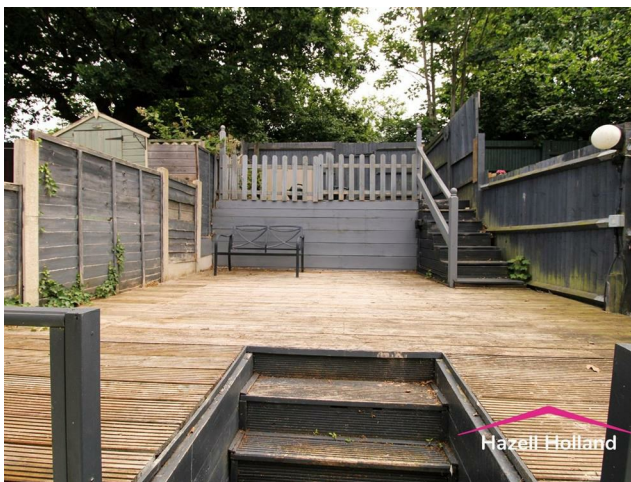


GUIDE PRICE £350,000 - £375,000 Hazell Holland is pleased to present this terrace house located in the desirable cul-de-sac of Maple Close, Swanley. This property, built in 1985, offers a living space of 689 square feet, making it an ideal home for families or first-time buyers.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings at home. The property also boasts a modern bathroom, ensuring convenience for all residents.

One of the standout features of this home is the conservatory, which adds a delightful touch of light and space, perfect for enjoying the garden views throughout the year. Additionally, there is loft space with a cloakroom access via a loft ladder in bedroom two.

The kitchen is equipped with essential appliances, including an oven, hob, extractor, fridge freezer, and dishwasher, making it a practical space for culinary enthusiasts.

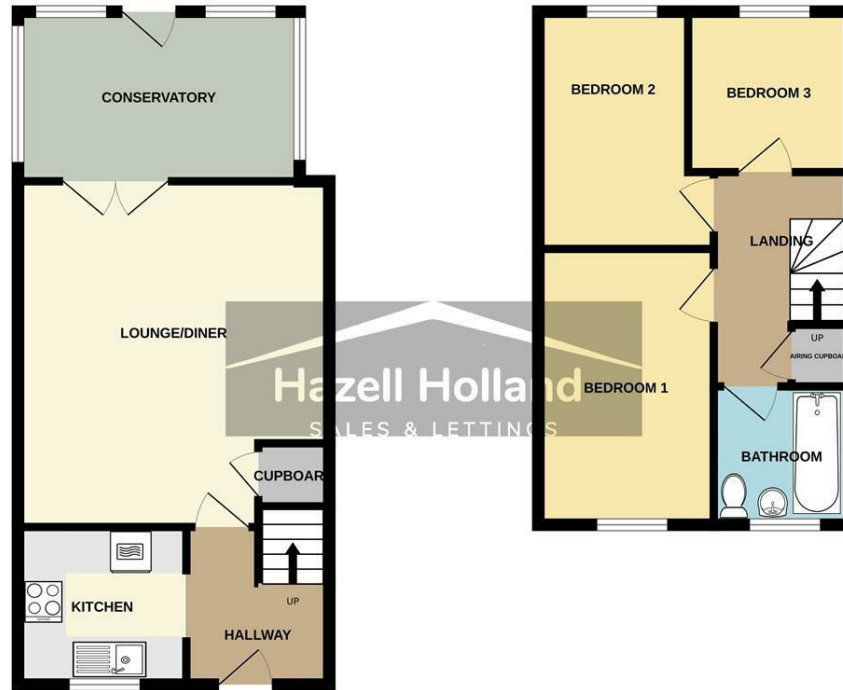


Situated conveniently close to the town centre, residents will benefit from easy access to local amenities, including Sainsbury's and the soon-to-open Lidl, as well as a variety of coffee shops. For those who commute, the property is well-connected to major roads such as the A2, A20, M20, and M25, and is within reach of the local train station.

This property is offered chain-free, making it an attractive option for those looking to move quickly. With its excellent location and appealing features, this home is not to be missed.

GROUND FLOOR

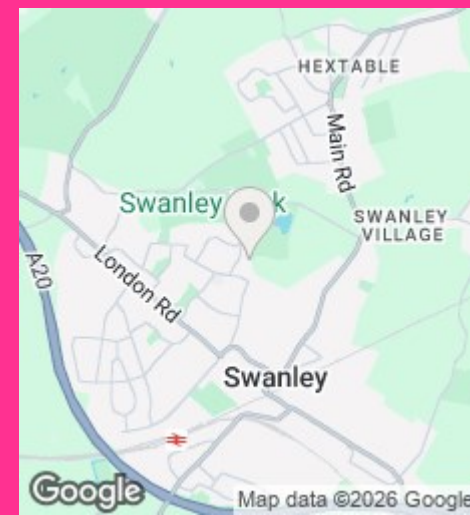
1ST FLOOR



TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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