



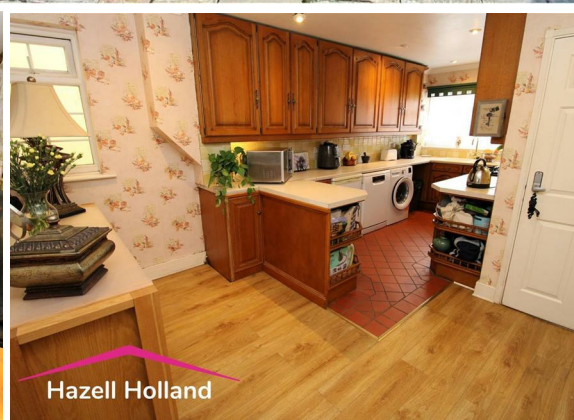
Situated in Swanley this rarely available Detached three bedroom no chain house located within walking distance to Swanley town centre and station. What should prove an ideal first time/family home with your earliest viewing highly recommended.

£500,000

Hazell Holland



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West View Road  
Swanley  
Kent  
BR8 8BW

### Entrance Hall

Double glazed opaque entrance door. Carpet. Coved ceiling. Radiator.

### Ground Floor Cloakroom

5'2 x 2'7 (1.57m x 0.79m )

Double glazed opaque window to front. Tiled floor. Tiled walls. Coved ceiling. Radiator. Low level w.c. Pedestal hand wash basin.

### Kitchen/Diner

19'4 x 10'9 x 7'2 (5.89m x 3.28m x 2.18m )

Double glazed window to front. Double glazed opaque to side. Quarry / laminate wood flooring. Coved ceiling. Double radiator. Understairs storage cupboard. Single drainer sink unit with mixer tap. Range of wall and base units with five burner hob, oven and extractor fan. Plumbing for washing machine and dish washer.

### Lounge

22'9 x 14' (6.93m x 4.27m )

Double glazed french doors leading to garden. Double glazed window to rear. Double glazed opaque window to side. Carpet. Coved ceiling. Two rose ceiling centre. Two double radiators.

### Landing

Carpet. Coved ceiling. Radiator. Stairs to Bedroom 1.

### Bedroom Two

14'2 x 9'3 x 6'3 (4.32m x 2.82m x 1.91m)

Double glazed window to front. Carpet. Coved ceiling. Double radiator. Built-in storage cupboard.

### Bedroom Three

13'9 x 9'4 (4.19m x 2.84m )

Two double glazed windows to rear. Carpet. coved ceiling. Double radiator.

### Bathroom

8' x 5'4 (2.44m x 1.63m )

Double glazed opaque window to side. Radiator. Tiled floor. Tiled splash backs. Built-in storage cupboard. Pedestal hand wash basin Low level w.c. Bidet. Panelled bath with shower screen. Separate shower over bath.

### Second Landing

### Bedroom 1

28'2 x 10'2 x 7,3 (8.59m x 3.10m x 2.13m,0.91m )

Feature circular leaded light window to front and to rear. Carpet. Two double radiators. Built-in storage cupboard. Eaves Cupboards. Shower cubicle. Access to loft.

### Separate w.c.

7'6 x 2'5 (2.29m x 0.74m)

Carpet. Partly tiled walls. Shaver point. Low level w.c. Bidet. Pedestal hand wash basin.

### Garden

75' (22.86m)

Bloc paved area. Laid to lawn. Flower beds. Pond. Outside tap. Power. Side access.

### Garage To Rear

18' x 16'5 (5.49m x 5.00m )

Up and over electric door. Double glazed french door leading to garden. Double glaze window over looking garden. Power and light.

### Parking

Off street parking to front for 1/2 vehicles.



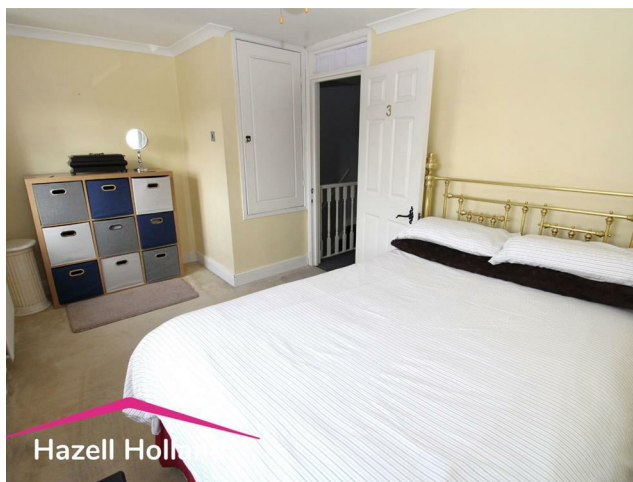


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Chain Free. Hazell Holland offer this no chain detached house located on West View Road in Swanley. This well-proportioned property over three levels boasts a generous 1,249 square feet of living space, making it an ideal family home. Built in 1990, the house features three spacious bedrooms, providing ample room for relaxation and privacy.

The property includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The kitchen-diner is a standout feature, offering a bright and airy space for family meals and gatherings. With a garage to rear and a driveway, parking is hassle-free, ensuring you have plenty of space for vehicles.

The two bathrooms and ground floor cloakroom add to the practicality of the home, catering to the needs of a busy household. The spacious garden is a wonderful outdoor space, ideal for children to play or for hosting summer barbecues.



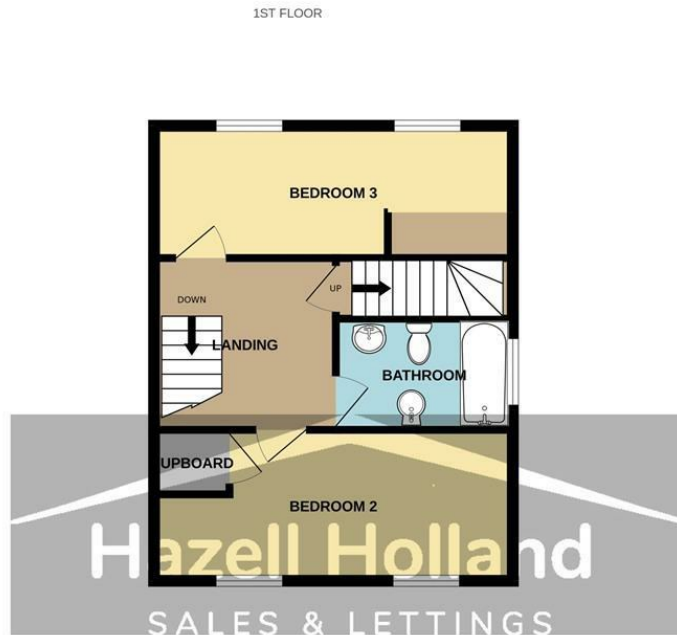
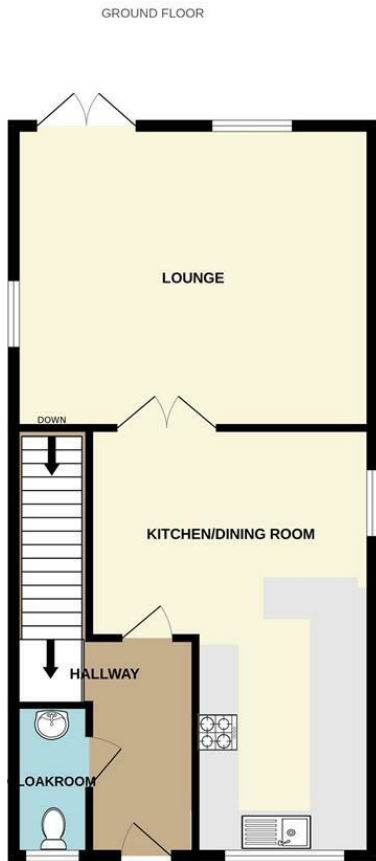
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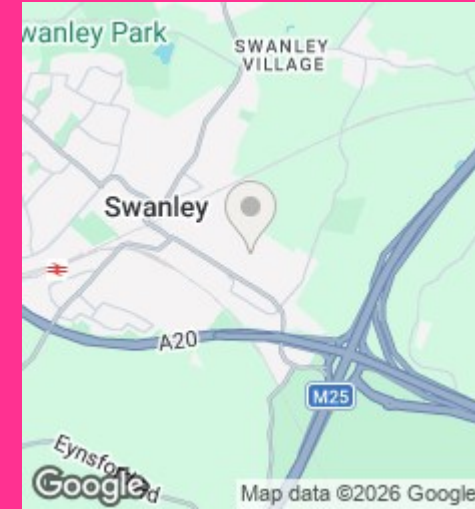
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Situated close to Swanley Town Centre, residents will benefit from easy access to local amenities, including Asda and the soon-to-open Lidl. For those who enjoy shopping and dining out, Bluewater is just a short drive away, offering a wide range of restaurants and shops.

Transport links are excellent, with easy access to the A20, A2, and M25, making commuting straightforward. This property presents a fantastic opportunity for anyone looking to settle in a vibrant community with all the necessary conveniences at hand. Don't miss the chance to make this house your new home.



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TOTAL FLOOR AREA: 1249sq.ft. (116.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

