



A well-located three-bedroom semi-detached home offering bright living space, a practical layout, and excellent access to local schools, shops, and transport links. The property includes a spacious lounge, good-sized kitchen, three well-proportioned bedrooms, and a private rear garden. Ideal for families or first-time movers looking for a solid home in a popular residential area.

Guide price £425,000 to £450,000

Hazell Holland



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SALES & LETTINGS

St Georges Road  
Swanley  
Kent  
BR8 8AY

### Front Garden

Lawn.

### Entrance Porch

Double glazed door with double glazed windows to side. Quarry tiled floor.

### Entrance Hall

Double glazed opaque entrance door with double glazed opaque to side. Carpet. Double radiator. Understairs storage cupboard.

### Lounge

14'9 x 12' (4.50m x 3.66m)

Double glazed half bay window to front. Carpet. Coved ceiling. Double radiator.

### Lean-too

Windows. Door leading to garden. Tiled floor.

### Kitchen/Diner

18'6 x 10'9 (5.64m x 3.28m)

Double glazed window to side. Double glazed door leading to garden. Double glazed patio door lead to lean too. Tiled floor. Tiled splash backs. Range wall and base units built-in double oven, hob and extractor fan with integrated dish washer and washing machine. Built-in storage cupboard.

### Landing

Double glazed window to side. Carpet. Access to loft with pull down ladder and partly boarded.

### Bathroom

8' x 7'8 (2.44m x 2.34m)

Double glazed opaque window to side. Tiled floor. Tiled walls. Heated towel rail. Panel bath. Vanity hand wash basin. Shower cubicle.

### Bedroom One

14'8 x 9'10 (4.47m x 3.00m)

Double glazed window to front. Laminate wood floor. Radiator. Fitted wardrobe and cupboards.

### Bedroom Two

10'9 x 10'7 x 8'5 to wardrobes (3.28m x 3.23m x 2.57m to wardrobes)

Double glazed window to rear. Carpet. Radiator Fitted wardrobe with mirror sliding doors.

### Bedroom Three

9'3 x 8'5 (2.82m x 2.57m)

Double glazed window to front. Carpet. Double radiator.

### Garden

55' (16.76m)

Paved area. Laid lawn. Side access.

### Garage

18'x 11'6 (5.49mx 3.51m)

Electric up and over door. Power and lighting.

### Own Drive

### Office to Rear of Garden

11'5 x 6'6 (3.48m x 1.98m)

Double glazed window. Double glazed door. Power and light. Tiled carpet. Door to Storage area 12'5 x 10'6.





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**\*\*GUIDE PRICE £425,000 to £450,000\*\*** Hazell Holland offers on a popular residential road close to Swanley town centre, this well-proportioned three-bedroom home offers generous living space, excellent outdoor areas and superb convenience for commuters and families alike.

The property opens with an entrance porch and hallway leading into a bright and comfortable lounge measuring 14'9 x 12', ideal for everyday relaxation. To the rear, the spacious 18'6 x 10'9 kitchen/diner provides a fantastic hub for family meals and entertaining, with direct access to a useful lean-to for additional storage or utility needs.

Upstairs, the home offers three well-sized bedrooms, including a 14'8 x 9'10 main bedroom and a further two good rooms, one with fitted wardrobes. The family bathroom is generously sized at 8' x 7'8.

Outside, the 55ft rear garden provides plenty of room for children to play or for those who enjoy outdoor living. A standout feature is the dedicated home office (11'5 x 6'6) complete with its own storage area, creating an ideal workspace for remote working, hobbies or a quiet retreat away from the main house. The property also benefits from its own driveway and a substantial 18' x 11'6 garage.



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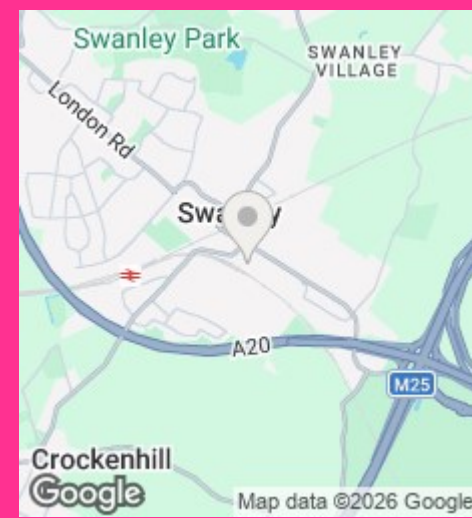
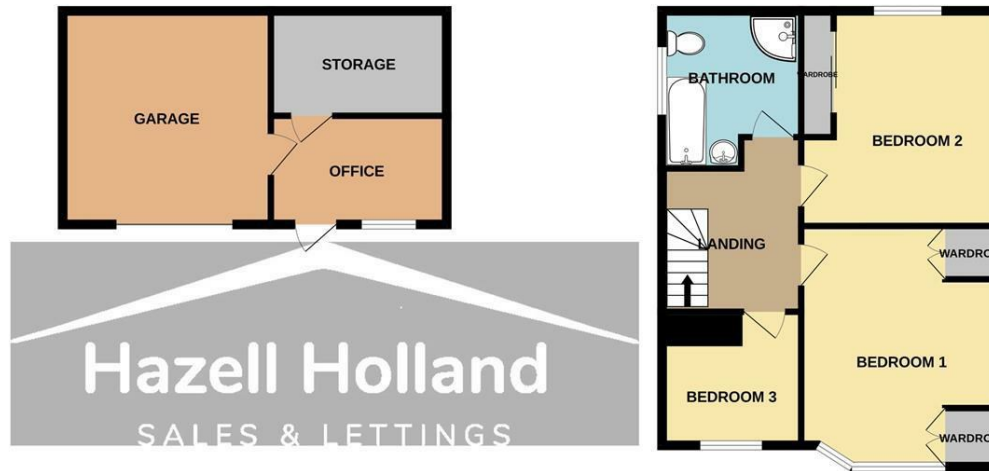


Hazell Holland

GROUND FLOOR



1ST FLOOR



**CONTACT**

93 Crayford Road  
Crayford  
Kent  
DA1 4AS

E: [info@hazell-holland.co.uk](mailto:info@hazell-holland.co.uk)  
T: 01322 907907  
[www.hazell-holland.co.uk](http://www.hazell-holland.co.uk)

TOTAL FLOOR AREA : 915sq.ft. (85.0 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			81
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

