

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**A house of your own...**  
**The Oaks, Swanley**

**Offers in the Region of**  
**£265,000 FREEHOLD**

Chain-Free and welcomed to the market is this well-maintained One Bedroom Semi-Detached Home. Located on a quiet residential cul-de-sac, within easy reach to Swanley town-centre, the train station, and local amenities, this property further boasts spacious living accommodation, a private rear garden, and an allocated parking space. Call today to avoid disappointment! EPC Rating 71 C

**FEATURES INCLUDE:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <b>One Bedroom House</b> | <input checked="" type="checkbox"/> <b>0.9 Miles to Swanley Station</b> |
| <input checked="" type="checkbox"/> <b>Chain-Free</b>        | <input checked="" type="checkbox"/> <b>Garden &amp; Parking</b>         |
| <input checked="" type="checkbox"/> <b>0.8 Miles to Asda</b> | <input checked="" type="checkbox"/> <b>Freehold</b>                     |

REF: 11518

**0208 090 5959**  
**www.Wisdom-Estates.co.uk**

## **The accommodation comprises:**

**FRONT GARDEN** A large front garden which has been mostly laid to lawn, alongside a garden path which provides a welcoming approach to the property.

**PORCH** The Porch is accessible via a double-glazed feature front door and provides ample space to hang your coats, and store your shoes.

**LOUNGE 16' x 12' 5" (4.88m x 3.78m)** The spacious Lounge is at the heart of this home and is flooded with bountiful natural light via the large double-glazed window to front, and double-glazed patio door to rear giving access to the garden. Further benefiting from a wall-mounted radiator, a fitted carpet, an under-stair storage cupboard, and stairs leading up to the first floor landing.

**KITCHEN 9' x 6' 2" (2.74m x 1.88m)** The Kitchen boasts a double-glazed window to front, an array of matching wall and base units, space and plumbing for appliances, alongside part-tiled walls for easy cleaning.

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

**BEDROOM 13' x 10' 8" (3.96m x 3.25m)** The well-proportioned Bedroom is sure to meet all of your requirements. With a large double-glazed window to front, a fitted carpet, a wall-mounted radiator, as well as built-in wardrobes providing an abundance of storage space.

**BATHROOM 8' 5" x 5' 5" (2.57m x 1.65m)** The Bathroom encompasses a large double-glazed window to front, a wall-mounted radiator, and a three piece suite to include; a w/c, a hand-wash basin, and a bath.

**GARDEN** A huge bonus to this property is the low-maintenance rear garden, with gated side access to the parking.

**PARKING SPACE** Behind the garden is an allocated parking space which is easily accessible via a side-entrance.

### **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



