Hazell Holland presents to the market in Beechenlea Lane in Swanley, this impressive detached family home coming to market for the first time in over 30 years, offering a rare opportunity for discerning buyers. This spacious house boasts an inviting reception room for both dining/relaxation and entertaining. With four generously sized bedrooms, there is ample space for a growing family or guests. he property features two well-appointed bathrooms, including a family bathroom, a shower room, separate wc and a ground floor cloakroom, ensuring convenience for all. The heart of the home offers an impressive 13' kitchen breakfast room, dining area making it ideal for family meals and gatherings leading to the open plan expansive 18' lounge providing a comfortable space to unwind, while the conservatory invites natural light and offers a tranquil view of the mature garden. Outside, the property is complemented by a 75' x 35' well established garden, perfect for outdoor activities and enjoying the fresh air.

**Guide price £650,000 to £675,000**

Hazell Holland
SALES & LETTINGS

Beechenlea Lane
Swanley
Kent
BR8 8DR

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## Enclosed Porch
7'3 x 7'3 (2.21m x 2.21m )
Double glazed opaque leaded light door with double glazed leaded light windows to side and front. Tiled floor.

## Entrance Hall
11'2 x 6'3 (3.40m x 1.91m)
Hardwood entrance door. Double glazed opaque leaded light window to side with shutters. Carpet. Coved ceiling. Dada rail. Radiator.

## Kitchen / Breakfast Room
13'4 x 10'7 (4.06m x 3.23m)
Double glazed bay window to front. Laminate wood floor. Coved ceiling. Radiator. Single drainer sink unit with mixer tap. Range of wall and base units with extractor fan and integrated dishwasher.

## Cloakroom
Double glazed window to side with shutter. Laminated wood floor. Radiator. Vanity hand wash basin. Low level w.c.

## Utility Room
14' x 7' x 3'9 (4.27m x 2.13m x 1.14m)
Double glazed window to side with shutter. Double glazed door leading to garden. Laminate wood floor. Coved ceiling. One and half enamel sink unit with mixer tap. Range of wall and base units. Plumbing for washing machine.

## Dining Area
12' 2 x 10'8 (3.66m 0.61m x 3.25m )
Laminate wood floor. Coved ceiling. Rose centre. Dada rail. Open plan too.

## Lounge
18'7 x 14'3 (5.66m x 4.34m )
Two double glazed french doors leading to conservatory. Laminate wood floor. Coved ceiling. Dada rail. Cast iron fire place with wood surround with electric fire. Double radiator.

## Conservatory
14' x 11' (4.27m x 3.35m )
Double glazed windows with doble glazed french doors leading to garden. Laminate wood floor.

## Landing
Double glazed opaque leaded light window to side. Capet. Coved ceiling. Rose centre. Radiator. Built-in airing cupboard. Access to a partly boarded loft with pull down ladder.

## Bedroom One
13'5 x 10'7 (4.09m x 3.23m)
Double glazed leaded light bay window to front. Laminate wood floor. Coved ceiling. Dada rail. Radiator. Fitted wardrobe.

## Bedroom Two
13'10 x 11'4 (4.22m x 3.45m )
Double glazed window to rear with shutters. Carpet. Coved ceiling. Dada rail. Radiator.

## Bedroom Three
12' x 10'9 (3.66m x 3.28m)
Double glazed window to side with shutters. Carpet. Coved ceiling. Fitted wardrobe.

## Bedroom Four
8'7 x 7'4 (2.62m x 2.24m )
Double glazed window to rear with shutters. Laminated wood floor. Coved ceiling. Radiator.

## Family bathroom
13'9 x 6'8 x 4' (4.19m x 2.03m x 1.22m)
Double glazed window to rear with shutters. Tiled floor. Coved ceiling. Rose centre. Radiator. Tiled walls. Low level w.c. Vanity cupboard with two hand wash basins. Panel bath with shower mixer tap.

## Shower Room
5'8 x 3'7 (1.73m x 1.09m )
Extractor fan. Laminate wood floor. Tiled walls. Chrome heated towel rail. Built-in storage cupboard. Shower cubicle with a double headed shower.

**Separate w.c.**
Double glazed opaque window to side. Tiled walls and floor. Coved ceiling. Low level w.c.

**Garden**
75' x 35' (22.86m x 10.67m )
Patio decking area with steps leading down to laid lawn. Flower beds. Bloc paved area to side with side access. Patio area to rear of garden. Brick built shed. Potting shed. Outside tap.

**Garage**
23'8 x 7'2 (7.21m x 2.18m)
Up and over door. Power and light. Doors leading to garden.

**Own Drive**
Parking for several vehicles.

Hazell Holland

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The property features two well-appointed bathrooms, including a family bathroom, a shower room, separate wc and a ground floor cloakroom, ensuring convenience for all. The heart of the home offers an impressive 13' kitchen breakfast room, dining area making it ideal for family meals and gatherings leading to the open plan expansive 18' lounge providing a comfortable space to unwind, while the conservatory invites natural light and offers a tranquil view of the mature garden.

Outside, the property is complemented by a 75' x 35' well established garden, perfect for outdoor activities and enjoying the fresh air. Additionally, there is a garage and a private drive that accommodates parking for several vehicles adding to the practicality of this wonderful home.

This large family residence is not only a place to live but a space to create lasting memories. With its excellent location and ample amenities, it is sure to attract interest from families seeking a relaxing and inviting environment. Do not miss the chance to make this exceptional property your own.

TOTAL FLOOR AREA : 1475sq.ft. (137.0 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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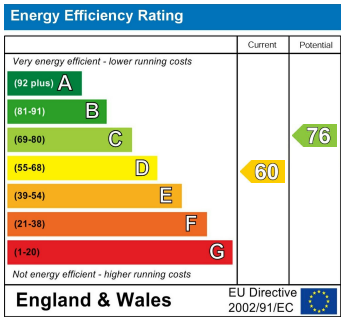


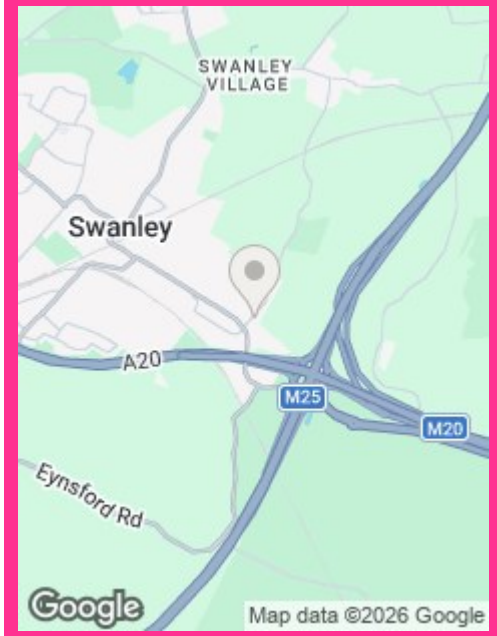


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