



Situated in Swanley, this extended four-bedroom semi-detached home is ideally located close to Swanley town centre and the mainline station. The property offers a bright lounge, a spacious kitchen/diner, and an additional reception/sun room, creating excellent living space for families.

Further benefits include a downstairs cloakroom, a master bedroom with en-suite shower room, and off-road parking.

Outside, the home features a lovely, easy-to-maintain garden, perfect for relaxing or entertaining.

A fantastic family home in a highly convenient location — view now.

£550,000

Hazell Holland



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SALES & LETTINGS

St Georges Road
Swanley
Kent
BR8 8AZ



Entrance Hall

Double glazed opaque entrance door with double glazed opaque windows to side. Double glazed window to side. Laminate wood floor. Double radiator. Understairs storage cupboard.

Lounge

13'6 x 11' (4.11m x 3.35m)
Double glazed window to front. Laminate wood floor. Double radiator.

Kitchen / Diner

17'4 x 13'3 x 8'6 (5.28m x 4.04m x 2.59m)
Double glazed window to rear. Laminate wood floor. Double radiator. One and half single drainer sink unit with mixer tap. Range of wall and base units with built-in double oven, microwave and hob with integrated dishwasher and washing machine. Breakfast bar.

Reception / Sun Room

16' x 9'4 (4.88m x 2.84m)
Double glazed bi-fold doors leading to garden. Two double glazed sky lights. Laminate wood floor. Double radiator.

Utility Room

9'4 x 3'9 (2.84m x 1.14m)
Double glazed door leading to garden. Tiled floor. Double radiator.

Downstairs Cloakroom

5'8 x 3'4 (1.73m x 1.02m)
Double glazed opaque window front. Tiled floor. Partly tiled walls. Low level w.c. Vanity hand wash basin. Chrome heated towel rail.

Landing

Double glazed window to side. Carpet. Built-in storage cupboard.

Bathroom

7'6 x 5'8 (2.29m x 1.73m)
Double glazed opaque window to rear. Tiled floor. Tiled walls. Low level w.c. Panel bath with shower mixer tap and shower screen. T80 shower over bath. Vanity hand wash basin. Chrome heated towel rail.

Bedroom Two

14'3 x 11'7 x 9'4 (4.34m x 3.53m x 2.84m)
Double glazed window to front. Carpet. Coved ceiling. Double radiator.

Bedroom Three

11'7 x 9'4 x 8'3 (3.53m x 2.84m x 2.51m)
Double glazed window to rear. Carpet. Coved ceiling. Double radiator.

Bedroom Four

7'8 x 5'8 (2.34m x 1.73m)
Double glazed window to front. Carpet. Double radiator.

Second Landing

Double glazed sky light. Carpet.

Master Bedroom

14' 6 x 10'9 (4.27m 1.83m x 3.28m)
Juliet balcony Double glazed french doors over looking the garden. Two double glazed sky lights to front. Carpet. Double radiator. Eaves Cupboard.

En-Suite Shower Room

5'6 x 5'3 (1.68m x 1.60m)
Double glazed opaque window to rear. Tiled floor. Tiled splash backs. Chrome heated towel rail. Extractor fan. Shower cubicle. Low level w.c. Vanity hand wash basin.

Garden

70' x 27' (21.34m x 8.23m)
Bloc paved area. Patio area. Laid lawn. Flower beds. Shed. Outside tap. Power point. Light. Side access.

Own Drive



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Situated on St. Georges Road in Swanley, this well-appointed extended four bedroom semi-detached house offers a blend of modern living and practicality. Built in 1958, and features two reception rooms, providing ample space for both relaxation and entertainment.

The heart of the home is the inviting lounge reception, which boasts a sun room with bifold doors that seamlessly connect to the expansive 70' rear garden. This outdoor space is perfect for family gatherings or quiet evenings. The kitchen is equipped with a double oven, microwave, hob, integrated dishwasher, and washing machine, making it a delight for any home cook. Additionally, a convenient downstairs cloakroom adds to the functionality of the ground floor.

The property comprises three well-sized bedrooms, including a master bedroom that benefits from an en-suite shower room, ensuring privacy and comfort.



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Located close to Swanley town centre, residents will find essential amenities such as Asda and a new Lidl supermarket coming soon. The property is also within walking distance of the train station, providing easy access to transport links for commuters.

With its desirable features and prime location, this house presents an excellent opportunity for those seeking a family home in Swanley.

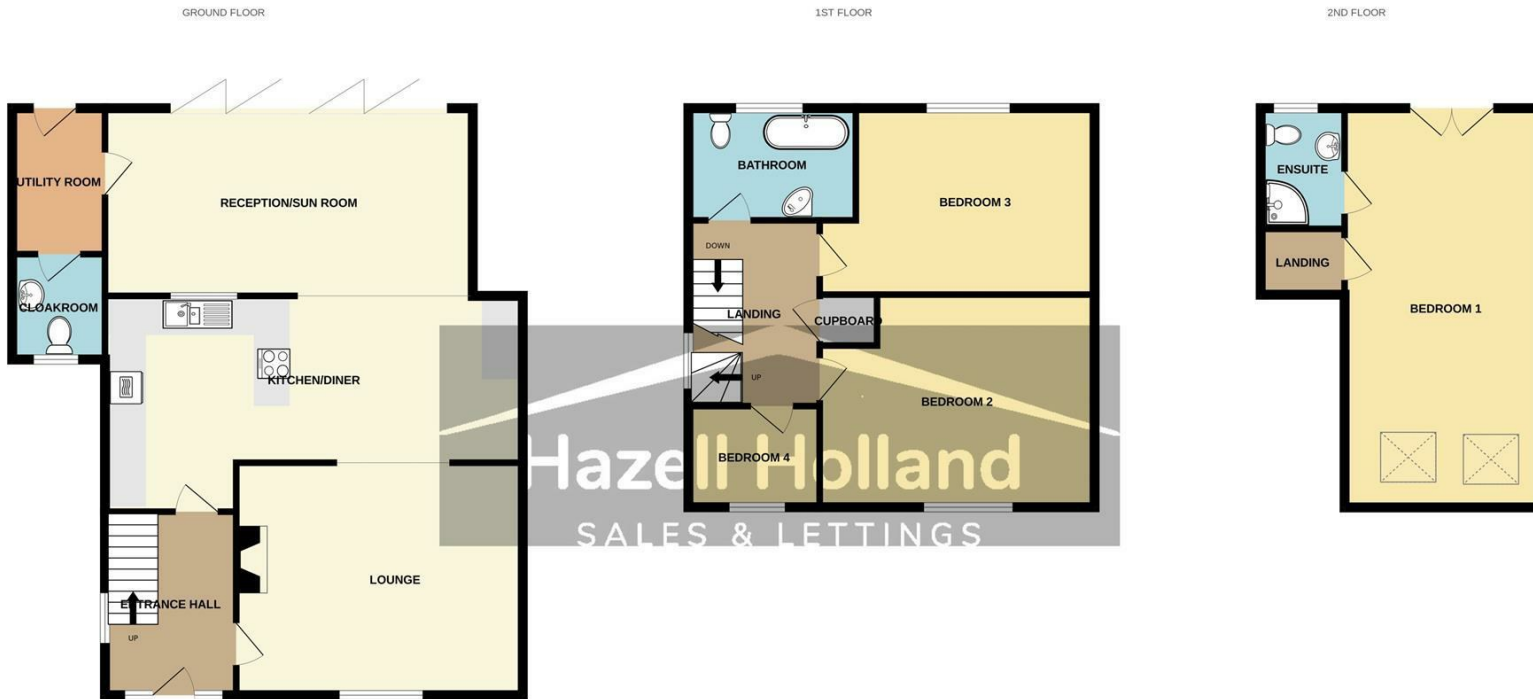


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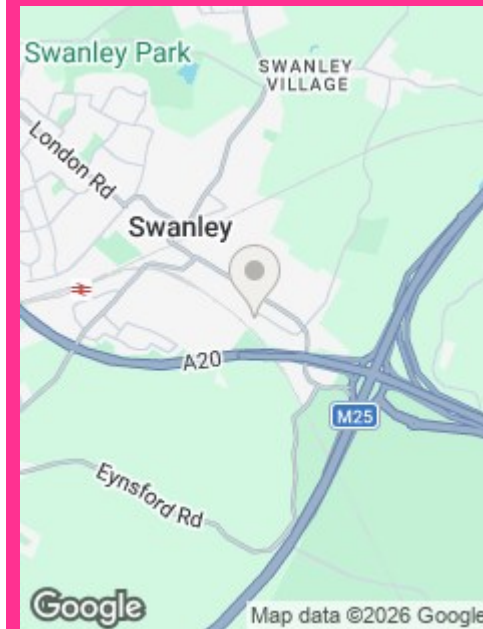
St. Georges Road, Swanley, BR8 8AZ

- St Georges Development
- Four Bedroom Extend Semi Detached.
- Two reception Rooms
- Double Oven Microwave and Hob
- Integrated Dish washer & Washing Machine.
- Downstairs Cloakroom
- Master Bedroom with En-suite Shower Room
- 70' Rear Garden
- Own Drive
- Family Home





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) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

