

# Brookbanks

*Let's get moving.*

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**Walnut Way**

Swanley, BR8 7TW

**£315,000**

**Chain Free**

**Downstairs Cloakroom**

**Kitchen/Diner**

**Mid Terrace House**

**15' Lounge**

**Double Bedrooms**

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Attention First Time Buyers! New to the market is this CHAIN FREE, two bedroom, Mid terraced family home. Upon entering through the entrance hall you will find a downstairs cloak room, a good sized lounge and a kitchen/dining area. Going upstairs you have two equal sized bedrooms and shower room. To the 30' south facing rear garden you will find patio area & laid lawn. With schools in close proximity, as well as local amenities and transport links this home is one that you won't want to miss. Call Brookbanks today to secure your viewing.



## ACCOMMODATION

### Entrance Porch

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

### Downstairs Cloakroom

Double glazed window to front. Carpet. Double radiator. Tiled splash backs. Low level w.c.

### Entrance Hall

Double glazed frosted door. Double glazed frosted door leading to garden. Carpet. Radiator. Meter cupboard.

### Kitchen/Diner 15' 9" x 10' 3" (4.80m x 3.12m)

Double glazed window to front. Double glazed window to rear. Carpet/vinyl flooring. Radiator. Single drainer sink unit with mixer tap. Tiled splash backs. Range of wall and base units. Plumbing for washing machine. Built-in storage cupboard. with boiler cupboard.

### Lounge 15' 5" x 10' 3" (4.70m x 3.12m)

Double glazed window to fronted. Double glazed window to rear. Carpet. Double radiator. Dado rail.

### Landing

Double glazed window to rear. Carpet. Built-in storage cupboard with radiator.

### Bedroom One 15' 5" x 10' 4" x 7' 3" (4.70m x 3.15m x 2.13m)

Double glazed window to front. Double glazed window to rear. Carpet. Radiator.

### Bedroom Two 15' 5" x 10' 3" x 8' 4" (4.70m x 3.12m x 2.44m)

Double glazed window to rear. Carpet. Fitted wardrobe.

### Shower Room 8' 9" x 8' 7" (2.66m x 2.61m)

Two double glazed frosted window to front. Carpet. Tiled splash backs. Low level w.c. Pedestal hand wash basin. Double shower cubicle. Built-in storage cupboard. Access to loft.

### Garden 30' x 25' (9.14m x 7.61m)

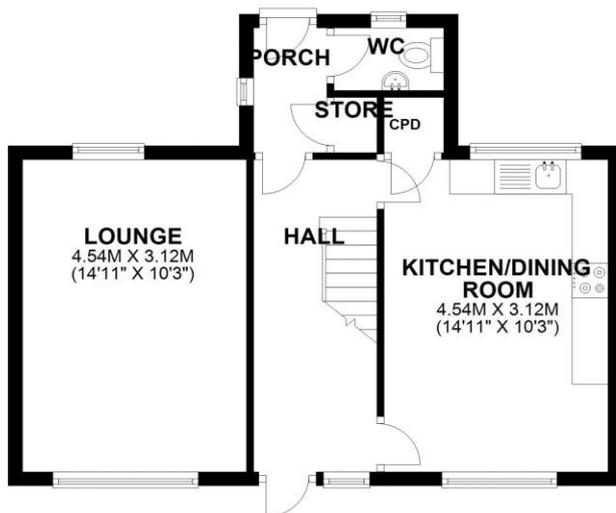
Paved area. Laid lawn. Flower beds. Shed. Rear access. Outside tap.





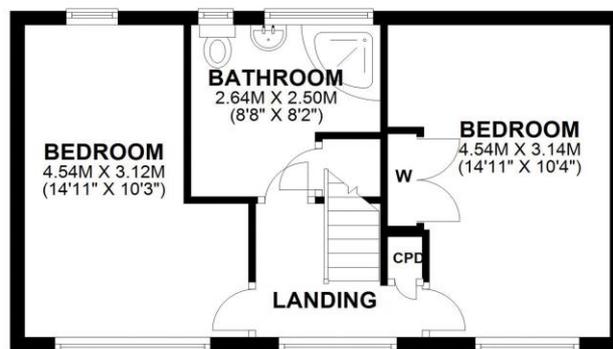
### GROUND FLOOR

APPROX. 42.2 SQ. METRES (454.7 SQ. FEET)



### FIRST FLOOR

APPROX. 37.0 SQ. METRES (398.7 SQ. FEET)



TOTAL AREA: APPROX. 79.3 SQ. METRES (853.4 SQ. FEET)

**EPC Rating: D**

**Council Tax Band: C**

Viewers notes...

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.