



# Brookbanks

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**Goldsel Road**

Swanley, BR8 8HA

**£600,000**

**Chain Free**

**Three Reception Rooms**

**Two Garages**

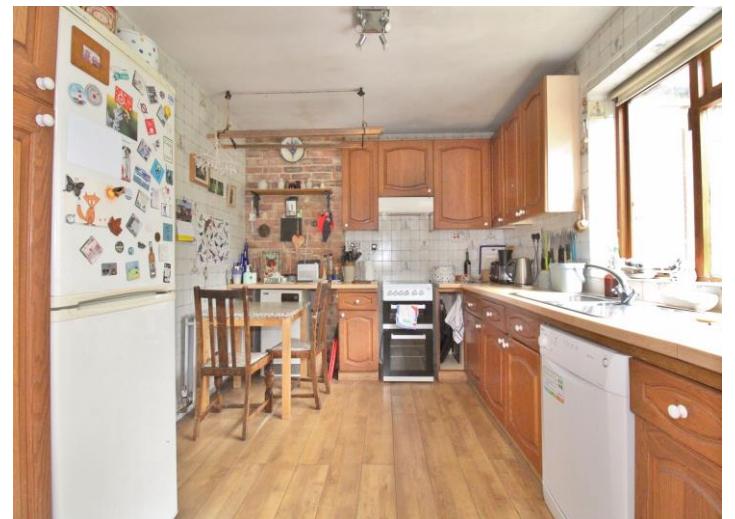
**Four Bedrooms**

**100ft Rear Garden**

**Parking To Rear & Front Garden**

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This is a deceptively spacious four bedroom, Victorian semi-detached family home just a few minutes' walk from Swanley Station. As well as walking distance to a number of highly recommended schools and Town Centre. Set back from the road and behind an extensive front garden sits this family home. Inside you are welcomed by feature fireplaces and coved ceilings throughout. The lounge features a large bay window to the front that allows natural light to billow through, with a beautiful fireplace. The dining room offers French doors out to the 100ft garden, as does the breakfast room. The neutral kitchen provides the ideal space for preparing your family meals. The lean to conservatory also leads you out to the rear garden. To the first floor, you will find three double bedrooms, one single and a great sized family bathroom. The 100ft rear garden with side and rear access has been mildly landscaped with a paved area and lawn, perfect for entertaining in those upcoming summer evenings. An added bonus at the very end of the garden is two garages, and parking. With a massive opportunity to extend this property STPP, set in a desirable location you do not want to miss your chance to view this spacious, bright family home.



## ACCOMMODATION

### Front garden

Laid lawn. Flower beds.

### Entrance Porch

Double glazed entrance door, quarry tiled floor, coved ceiling.

### Entrance Hall

Hardwood leaded light front entrance door with leaded light window to side, wood flooring, dado rail, coved ceiling, central ceiling rose, radiator, under stairs storage cupboard, stairs to first floor.

### Lounge 15' 4" x 13' 0" (4.67m x 3.96m)

Sash window to front, carpet, ceiling rose, dado rail, double radiator, cast iron fireplace with burner.



### Dining Room 12' 11" x 11' 0" (3.93m x 3.35m)

Double glazed French doors to garden, wood floor, coved ceiling, double radiator, ceiling rose, cast iron fireplace.

### Breakfast Room 13' 3" x 11' 8" (4.04m x 3.55m)

Double glazed French doors to garden, wood floor, coved ceiling, dado rail, double radiator, ceiling rose.

### Kitchen 12' 7" x 10' 9" (3.83m x 3.27m)

Window to rear, wood floor, double radiator, range of wall and base units, one and a half single drainer and sink unit with mixer tap, plumbing for dishwasher.

### Lean To

Double glazed door to garden, window to side, wall units and work top, plumbing for washing machine.

### Landing

Carpet, coved ceiling, dado rail, ceiling rose.



### Family Bathroom 11' 8" x 8' 4" (3.55m x 2.54m)

Sash window to side, vinyl flooring, part tiled walls, pedestal hand wash basin, panelled bath with separate shower over, high level WC, access to loft

### Bedroom 1 15' 5" x 12' 6" (4.70m x 3.81m)

Sash window to front with secondary glazing, carpet, coved ceiling, dado rail, ceiling rose, radiator, cast iron fireplace.

### Bedroom 2 13' 0" x 11' 0" (3.96m x 3.35m)

Sash window to rear, carpet, coved ceiling, radiator, ceiling rose, cast iron fireplace.

### Bedroom 3 13' 4" x 12' 3" (4.06m x 3.73m)

Sash window to rear, laminate wood floor, ceiling rose, cast iron fireplace, fitted wardrobes and cupboard, built in airing cupboard, pedestal hand wash basin.

### Bedroom 4 8' 10" x 6' 5" (2.69m x 1.95m)

Sash window to front with secondary glazing, double radiator, coved ceiling, carpet, ceiling rose.



### Garden 100' (30.46m)

100ft with paved patio area, laid to lawn, flower beds, 3 sheds, side access, outside tap, outside WC and hand wash basin

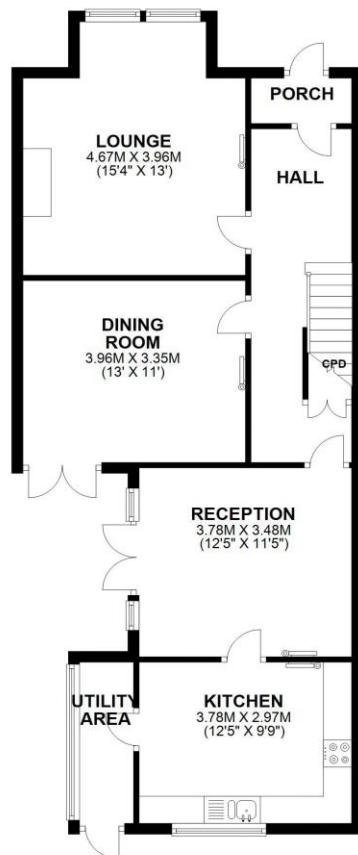
### Two Garages

Parking to rear.





**GROUND FLOOR**  
APPROX. 72.6 SQ. METRES (781.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 69.0 SQ. METRES (742.9 SQ. FEET)



TOTAL AREA: APPROX. 141.6 SQ. METRES (1524.1 SQ. FEET)

**EPC Rating:** E

**Council Tax Band:** E

**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.