

Brookbanks

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The Birches

£325,000

Swanley, BR8 7YL

Two Bedrooms

Mid Terrace Home

Garage En Bloc

Front & Rear Gardens

Walking Distance To Swanley Park

Perfect For First Time Buyers

Tel: 01322 666 452 Email: sales@brookbanksonline.co.uk
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Calling all first time buyers, we are excited to welcome to the market this two-bedroom mid-terrace perfect starter home. Set just a short walk from Swanley Park, in the heart of Swanley with quick links to bus routes, Swanley train station and the Town centre. Benefiting from a garage en-bloc, two double bedrooms, 14' lounge with separate kitchen and a low maintenance south facing rear garden and front garden this home is one not to be missed.



ACCOMMODATION

Entrance Hall

Wooden door to front, Storage cupboard, Laminate floor, Economy 7 heater.

Kitchen 9' 5" x 6' 1" (2.87m x 1.85m)

Double glazed window to front, A range of wall and base units, Space for oven and hob, Space for fridge/freezer, Plumbed for washing machine, Double drainer sink with mixer tap, Part tiled walls, Laminate floor.

Lounge 13' 8" x 12' 7" (4.16m x 3.83m)

Double glazed window to rear, Double glazed patio door to rear, Laminate wood floor, Economy 7 heaters.

Landing

Loft access (boarded), Laminate floor.

Bedroom One 10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed window to rear, Mirrored fitted wardrobes, Laminate floor.

Bedroom Two 9' 5" x 8' 2" (2.87m x 2.49m)

Double glazed window to front, Two storage cupboards, Laminate floor.

Bathroom 6' 4" x 6' 1" (1.93m x 1.85m)

Low level w.c, Paneled bath with electric shower over, Pedestal sink, Extractor fan, Tiled walls, Tiled floor.

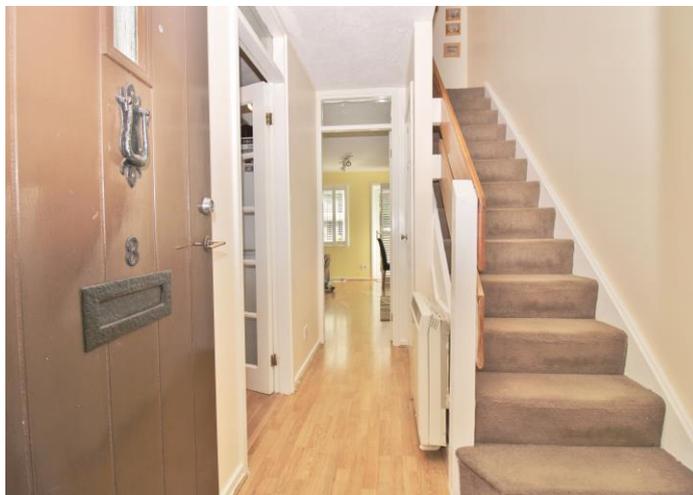
Rear Garden

Paved area, Laid to lawn, Variety of shrubs and trees, Rear access.

Front Garden

Paved, Variety of shrubs.

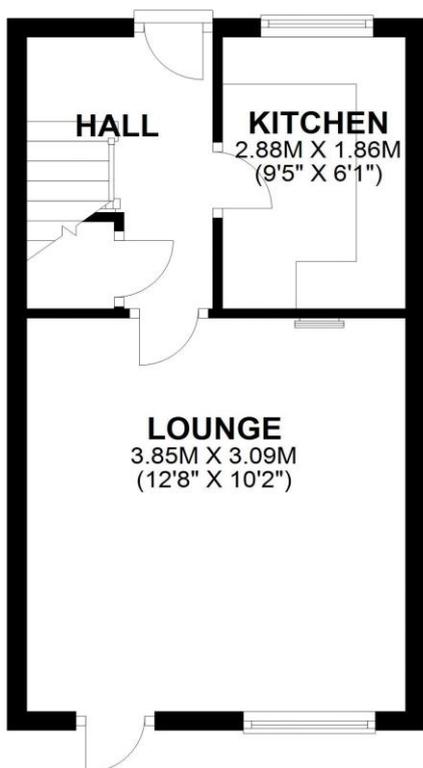
Garage En Bloc





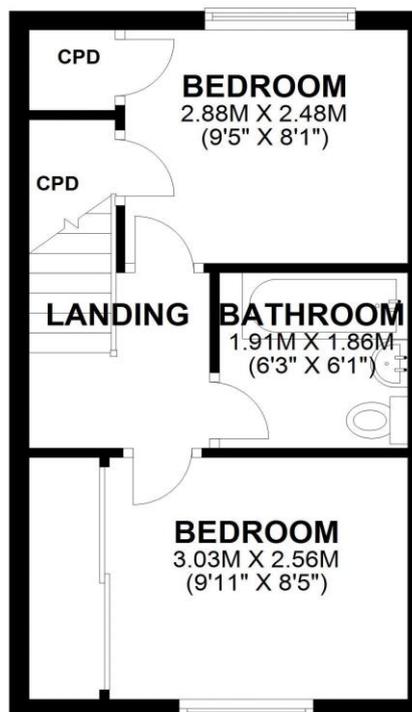
GROUND FLOOR

APPROX. 27.5 SQ. METRES (296.3 SQ. FEET)



FIRST FLOOR

APPROX. 27.3 SQ. METRES (294.1 SQ. FEET)



TOTAL AREA: APPROX. 54.9 SQ. METRES (590.5 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.