

Brookbanks

Let's get moving.

01322 666452

www.brookbanksonline.co.uk

sales@brookbanksonline.co.uk



Gala Avenue

Swanley, BR8 8FD

Guide price £520,000

Four Bedrooms

Semi Detached Family Home

Off Street Parking

Walking Distance To Swanley Train Station

Close To Local Schools

Ground Floor W.C

Set in the ever popular High Firs Estate lies this spacious, modern four-bedroom semi-detached family home. This is a deceptively spacious extended three-bedroom, two-bathroom home just a few minutes' walk from Swanley Station. As well as walking distance to a number of highly recommended schools and Town Centre, this could make the perfect family home. Set back from the road behind a front garden, offering off street parking. Inside you can move straight in. The lounge features French doors out to the rear garden which allows natural light to billow through. The open plan kitchen/diner provides the ideal space for preparing your family meals. To the first floor you will find four great sized bedrooms, with the main bedroom offering an ensuite shower room. The ground floor provides a cloakroom, with the first floor housing the family bathroom and ensuite shower room. The low maintenance rear garden with side access has been mildly landscaped with a paved area and lawn surrounded by flower boarders, perfect for enjoying the outside. A short walk to Swanley Train Station and a number of highly recommended schools this is the perfect family home. Do not miss your chance to view this spacious bright family home.



ACCOMMODATION

Front garden

Laid to law. Flower beds.

Entrance Hall

Double glazed frosted entrance door. Tiled flooring. Double radiator. Built-in storage cupboard.



Downstairs Cloakroom

Double glazed frosted window to front. Tiled flooring. Partly tiled walls. Radiator. Hand wash basin. Low level w.c.

Kitchen/Diner 15' 9" x 9' 6" (4.80m x 2.89m)

Double glazed window to front. Wooden blinds. Tiled flooring. Radiator. One and a half single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan with integrated washing machine.

Lounge 16' 8" x 10' 10" (5.08m x 3.30m)

Double glazed window to rear with wooden blinds. Double glazed french doors leading to garden with wooden blinds. Tiled flooring. Double radiator.



1st Landing

Carpet.

Family Bathroom

Double glazed frosted window to front with wooden blinds. Vinyl flooring. Chrome heated towel rail. Partly tiled walls. Panel bath with shower mixer tap. Hand wash basin with cupboard underneath. Low level w.c.

Bedroom 2 12' 7" x 9' 7" (3.83m x 2.92m)

Double glazed window to front with wooden blinds. Carpet. Radiator. Fitted wardrobes.

Bedroom 3 13' 6" x 9' 7" (4.11m x 2.92m)

Double glazed window to rear with wooden blinds. Carpet. Radiator. Fitted wardrobes.

Bedroom 4 10' 7" x 6' 9" (3.22m x 2.06m)

Double glazed window to rear with wooden blinds. Carpet. Radiator.



2nd Landing

Carpet.

Master bedroom 20' 11" x 13' 3" x 7'7" (6.37m x 4.04m x 2.13m)

Double glazed window to front with wooden blinds. Double glazed sky light. Carpet. Two radiators.

En-suite Shower Room 8' 10" x 6' 6" (2.69m x 1.98m)

Double glazed sky light. Vinyl flooring. Chrome heated towel rail. Low level w.c. Pedestal hand wash basin. Shower cubicle.

Garden 55' (16.75m)

Covered shelter. Paved patio area. Laid lawn. Flower beds. Outside tap. Light. Shed.

Own Driver

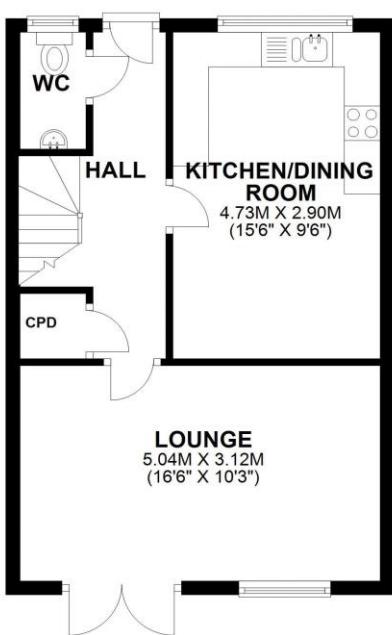
Covered shelter. Electric car charger point.





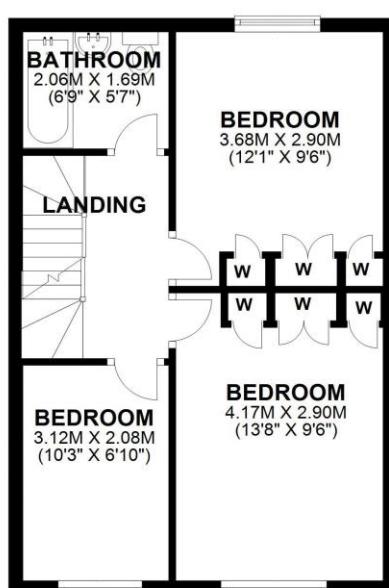
GROUND FLOOR

APPROX. 40.1 SQ. METRES (431.3 SQ. FEET)



FIRST FLOOR

APPROX. 40.2 SQ. METRES (433.0 SQ. FEET)



SECOND FLOOR

APPROX. 28.4 SQ. METRES (305.9 SQ. FEET)



TOTAL AREA: APPROX. 108.7 SQ. METRES (1170.2 SQ. FEET)

EPC Rating: B

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.