



Farm Avenue, Swanley, BR8 7JA  
Guide price £300,000

Wow, Wow, Wow! The owners of this beautifully presented two bedroom property have spared no expense during the modernising and refurbishing of their home.

From the moment you walk through the entrance hall into the open lounge with the Scandinavian style staircase you feel how spacious and well maintained the property is. Through the open doorway is the kitchen diner with built-in appliances and double doors leading out to the delightful 80' rear garden.

Once upstairs you will find two generous size bedrooms and fully tiled bathroom. The main bedroom has three superbly designed wardrobes whilst the second bedroom, which looks out over the garden has its own space saving wardrobes and storage. There is a fixed staircase to the loft which has its own natural light from the Velux windows, a feature fire surround which gives the room a den like feel to it.



### Entrance Porch

**Living Room**  
16'5 x 10'9 (5.00m x 3.28m)

**Kitchen/diner**  
16'5 x 9'11 (5.00m x 3.02m)

### Landing

**Bedroom One**  
13'3 x 9'5 (4.04m x 2.87m)

**Bedroom Two**  
9'2 x 9'1 (2.79m x 2.77m)

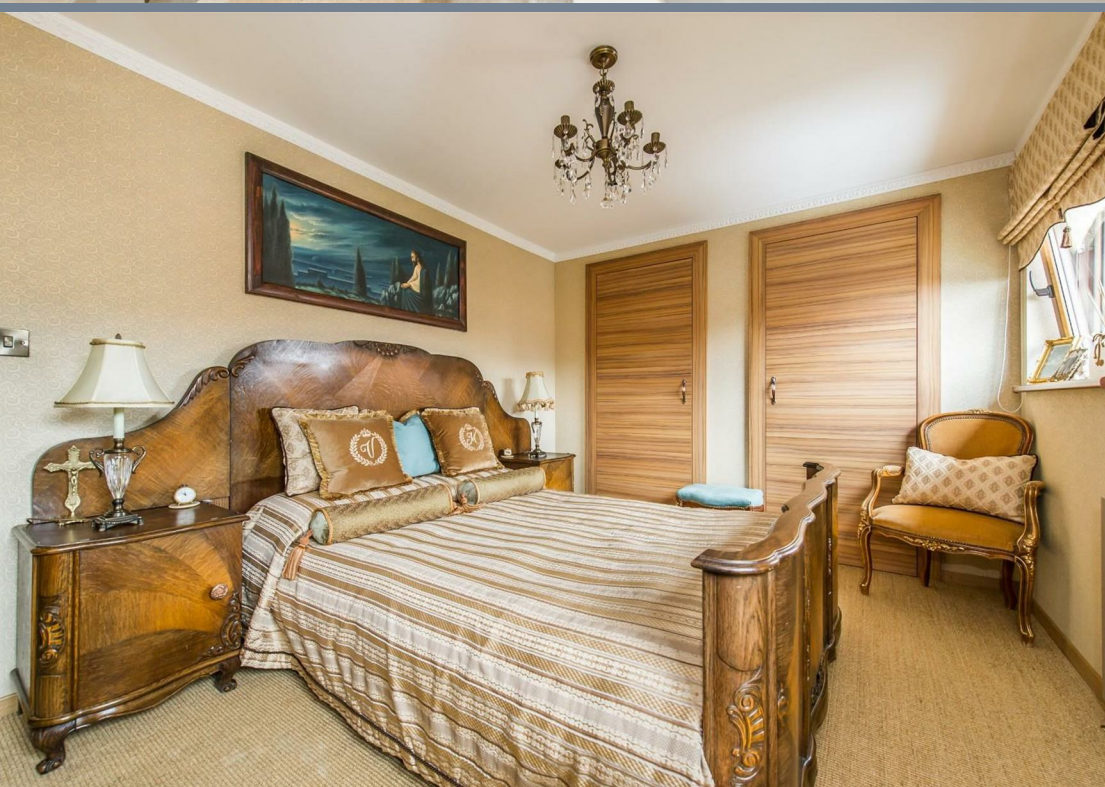
**Bathroom**  
6'8 x 5'5 (2.03m x 1.65m)

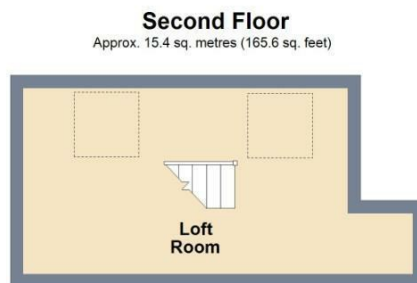
**Loft Room**  
16' x 9'1 (4.88m x 2.77m)

**Garden**  
80' (24.38m)

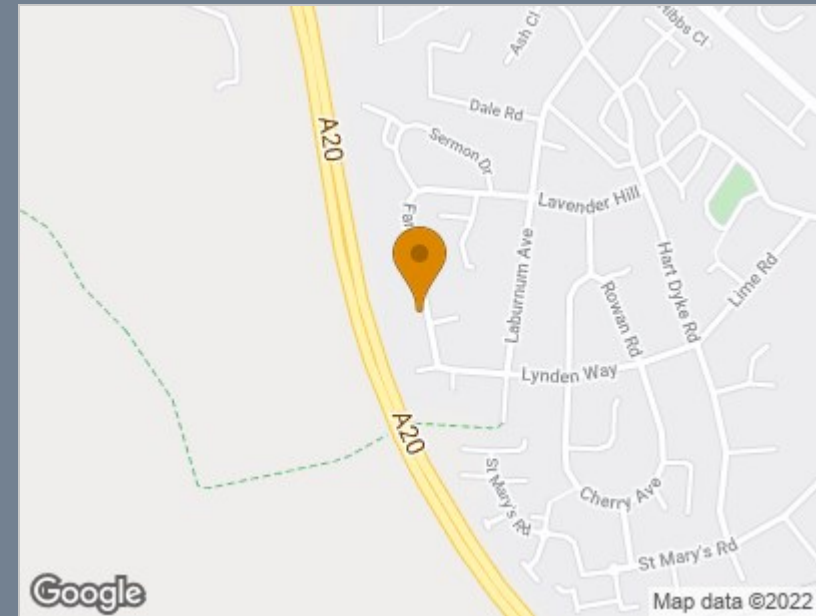
**Parking**







Total area: approx. 84.6 sq. metres (910.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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