



Lavender Hill, Swanley, BR8 7DH  
Guide price £425,000

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Are you looking for a modern and spacious family home with NO CHAIN that you can move straight in to?

This three double bedroom house, located in Swanley has not only been extended to the rear and has had the loft converted, it has been refurbished throughout too.

The entrance hall leads into the whopping 33'7 x 16'9 newly fitted kitchen/dining/living area which has a newly fitted 5' x 4'5 quartz topped Island, newly fitted bi-fold doors leading out to the garden and a door leading to a cloakroom / utility room too.

On the first floor you will find two double bedrooms with new carpets, a newly fitted, fully tiled shower room and a walk in airing cupboard.

At the top of the house is the main bedroom and the newly fitted, fully tiled bathroom.

The 56' rear garden is all lawn and the front garden is block paved.

#### **Entrance Hall**

6'5 x 4'5 (1.96m x 1.35m)

#### **Living/Kitchen/Dining Room**

total area 33'7 x 16'9 (total area 10.24m x 5.11m)

#### **Kitchen area**

14'5 x 10'9 (4.39m x 3.28m)

#### **Dining area**

14' x 10'10 (4.27m x 3.30m)

#### **Living area**

16'9 x 12' (5.11m x 3.66m)

#### **Cloakroom/Utility Room**

9'2 x 3' (2.79m x 0.91m)

#### **Landing**

11' x 6' (3.35m x 1.83m)

#### **Bedroom Two**

11' x 10'5 (3.35m x 3.18m)

#### **Bedroom Three**

11'2 x 9'6 (3.40m x 2.90m)

#### **Shower Room**

6'3 x 5'8 (1.91m x 1.73m)

#### **Airing Cupboard**

5'10 x 2'3 (1.78m x 0.69m)

#### **Landing**

8'7 x 6'1 I-shaped (2.62m x 1.85m I-shaped)

#### **Bedroom One**

14'9 x 12'1 (4.50m x 3.68m)

#### **Bathroom**

7'6 x 6' (2.29m x 1.83m)

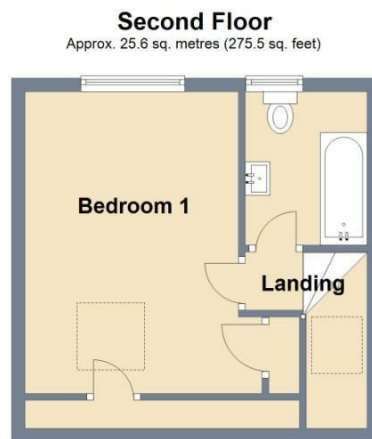
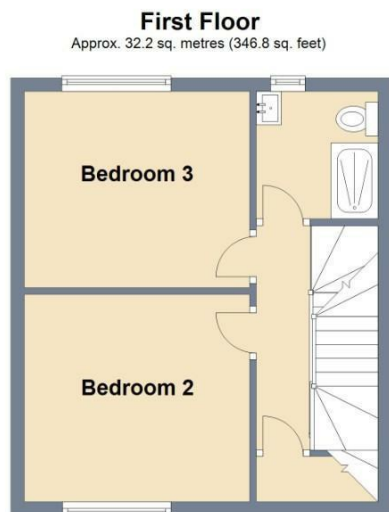
#### **Rear Garden**

56' (17.07m)

#### **Front Garden**







Total area: approx. 111.9 sq. metres (1204.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>64</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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