



For Sale

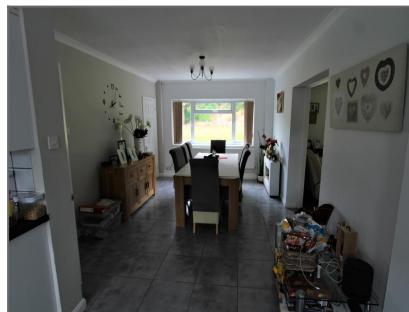
Button Street, Swanley Village, Swanley BR8 8DX



£1,200,000

Detached

- ✓ Extended Detached Family Home
- ✓ Exclusive Location
- ✓ Four Bedrooms
- ✓ Two Bathrooms
- ✓ Three Reception Rooms
- ✓ Office
- ✓ Double Garage & Multiple OSP
- ✓ Set in over an acre





Description

Rarely does such a unique family home become available in the desirable location of Swanley Village. The property briefly comprises of entrance hall, three receptions rooms, office, a fully fitted open plan kitchen, office, downstairs WC, four bedrooms and two bathrooms. Externally can be found a wrap-around garden and block paved patio. There is also a double garage with power and lighting and driveways to the front and rear.

Location

Set in Swanley Village, the village offers a primary school and two pubs. Dartford, Swanley and Bluewater are all within a few miles. Excellent transport links to M25, M20 & A2

Ground Floor

Entrance Hall - Double radiator, coved and smooth ceiling, laminate wood flooring, open plan stairs to the first floor, double storage cupboard double, glazed window, and UPVC door to front.

Downstairs Cloakroom - Double glazed window to front, double radiator, smooth ceiling, tiled effect flooring, wall mounted wash hand basin, low level WC.

Kitchen-Diner - **26' 0" x 19' 6" (7.95m x 5.96m)** 'L' Shaped max measurements

Dual aspect with double glazed windows to both sides and double glazed door to side, ceramic tiled flooring, coved and smooth ceiling, two double radiators, range of white wall and base units with work surface over, stainless steel single drainer one and a half sink unit with mixer taps, space for fridge-freezer, built-in eye level double oven, hob with concealed extractor fan, plumbed for dishwasher, walk-in pantry, square arch to lounge.

Walk-in Pantry - Ceramic tiled flooring, power and lighting, plumbed for automatic washing machine, range of shelving.

Lounge - **16' 8" x 16' 7" (5.1m x 5.08m)** Dual aspect with double glazed windows to side and rear with additional double glazed double doors to gardens, coved and smooth ceiling with downlighters, double radiator, carpet as laid, television aerial point.

Third Reception Room - **22' 8" x 11' 10" (6.92m x 3.63m)** Dual aspect with double glazed windows to front and side, coved and smooth ceiling, carpet as laid, two radiators, television aerial point, exposed stone fireplace.

Utility Room - **11' 11" x 10' 7" (3.65m x 3.25m)** Double glazed window to front, laminate wood flooring coved and smooth ceiling, double radiator, range of coordinated wall and base units with work surface over, stainless



Third Reception Room



Office



Fitted Kitchen



Landing



steel single drainer sink unit, space for fridge-freezer.

Office - 11' 3" x 10' 9" (3.45m x 3.28m) Double glazed window to front, laminate wood flooring, coved and smooth ceiling, double radiator

Inner Lobby - Door to rear garden, door to garage, laminate wood flooring, smooth ceiling.

Second WC - Double glazed window to rear, low-level WC, double radiator, wall mounted wash hand basin, smooth ceiling, tiled effect flooring.

First Floor

Landing - Double glazed window to front, double radiator, carpet as laid, coved and smooth ceiling, twin double airing cupboards.

Master Bedroom - 14' 11" x 11' 11" (4.55m x 3.65m) Dual aspect with double glazed windows to front and rear, double radiator, carpet as laid, fitted suite comprising a double and single wardrobe, matching storage and shelving units with dressing table.

Bedroom Two - 15' 3" x 10' 11" (4.67m x 3.35m) Dual aspect with double glazed windows to side and rear, carpet as laid, smooth ceiling, double radiator, fitted double wardrobes with cupboards over, entrance to en-suite.

En-Suite - 10' 5" x 7' 10" (3.18m x 2.39m) Double glazed window to side, smooth ceiling, fully tiled walls, laminated wood flooring, double radiator, four-piece white suite comprising low-level WC, pedestal wash hand basin, paneled bath, fully enclosed shower cubicle.

Bedroom Three - 14' 8" x 11' 11" (4.49m x 3.65m) Double glazed window to side, carpet as laid, double radiator, fitted wardrobes.

Bedroom Four - 11' 11" x 10' 2" (3.65m x 3.12m) Double glazed window to side, double radiator, carpet as laid, built-in triple wardrobes.

Family Bathroom - 8' 11" x 8' 0" (2.72m x 2.46m) Fully tiled walls, laminate wood flooring, smooth ceiling, double radiator, electric shaving point, four-piece white suite comprising low-level WC, pedestal wash hand basin, paneled bath, fully enclosed shower cubicle.

Exterior

Gardens - Private wrapped-around garden with lawns to front, rear and both sides, bordered by elevated flower beds housing a variety of plants, shrubs and trees.

Double Garage - 21' 10" x 19' 8" (6.67m x 6.01m) Up and over door, power and lighting, pedestrian access to accommodation.



Bedroom Two



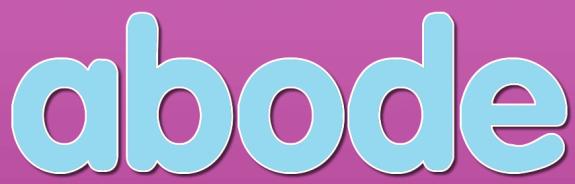
Bedroom Three



En-Suite



Rear Garden



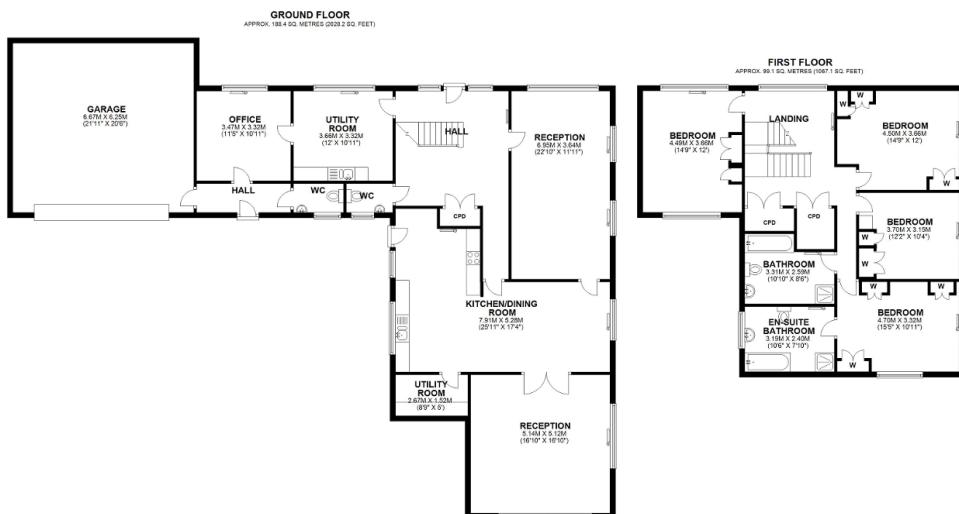
THE VILLAGE AGENT Est. 2005



Driveway - Blocked paved driveway to the front and rear offering multiple off-street parking.



Floorplans



Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	60 D
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.