



12, Homefield Close,  
Swanley, BR8 7JH

£375,000



- 3 Bedroom Semi-Detached House
- 2 Receptions
- No onward Chain
- Ideal Refurbishment Project to Create your Dream Home
- Garage
- Cul de sac location



## 12 Homefield Close, Swanley, Kent, BR8 7JH



### DESCRIPTION:

This three bedroom semi-detached house offers a blank canvas and would ideally suit someone who is looking for a project to do up and call home. Requiring completely updating and refurbishing, with some careful imagination this property could become your dream home. Comprising, hall, lounge, dining room, kitchen, three bedrooms, bathroom and a separate w.c.. To the exterior you will find a reasonable sized garden to the rear and a detached garage with a shared drive. Offering immediate vacant possession meaning no onward chain complications, we highly recommend viewing as soon as possible to avoid missing out.





#### **LOCATION:**

Homefield Close is a pleasant cul de sac location of similar type properties. It is within close proximity of Asda Super Centre, Swanley Recreation and White Oak Leisure Centre. There are a wide choice of primary, secondary and grammar schools within the catchment area and there are a choice of Doctors & Dentist surgeries nearby. Swanley station is within half a mile making it ideal for commuters., whilst you can be on the A20 and M25 within a matter of minutes.

#### **FRONTAGE:**

The property occupies a front garden, with path leading to the front porch. There is side access leading to the rear garden.

#### **PORCH:**

Double glazed sliding doors. Inner door to hall

#### **HALL:**

Radiator, under stair cupboard, access to lounge, dining room and kitchen.

#### **LOUNGE:**

3.76m x 3.51m (12'4" x 11'6")

Double glazed window to front, radiator, tiled fireplace, door to:

#### **DINING ROOM:**

3.51m x 2.90m (11'6" x 9'6")

Double glazed door to rear giving access to garden, radiator. Sliding door to:

#### **KITCHEN:**

3.48m x 2.41m (11'5" x 7'11")

Double glazed window to side, double glazed door to garden. Worcester boiler for hot water and central heating, stainless steel sink and drainer with double cupboard under, double wall cupboard, single wall cupboard, further double base cupboard, work surfaces, built in cupboard.

#### **STAIRS/LANDING:**

Double glazed window to side, access to loft, radiator.

#### **BEDROOM ONE:**

3.73m x 3.35m (12'3" x 11')

Double glazed window to front, radiator.

#### **BEDROOM TWO:**

3.48m x 2.84m (11'5" x 9'4")

Double glazed window to rear, radiator.





**BEDROOM THREE:**

2.29m x 1.96m (7'6" x 6'5")

Double glazed window to front, radiator.

**BATHROOM:**

2.49m x 1.57m (8'2" x 5'2")

Double glazed window to rear, airing cupboard, bath with shower mixer tap, wash basin and w.c.

**REAR GARDEN:**

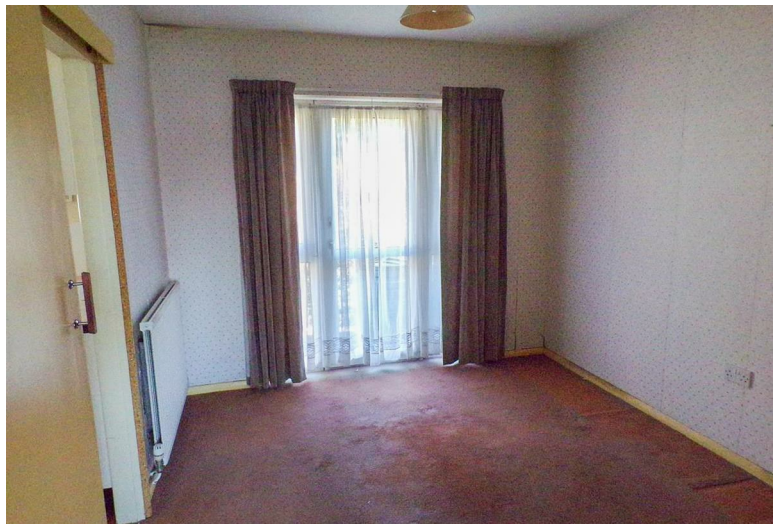
There is a good size garden to the rear. Requiring landscaping.

**GARAGE:**

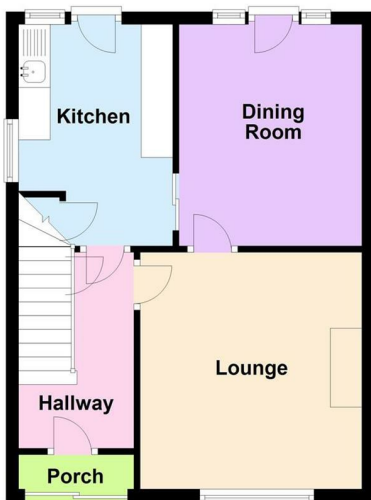
Detached single garage to side with up and over door. Accessed by shared drive to the side of house.

**SERVICES:**

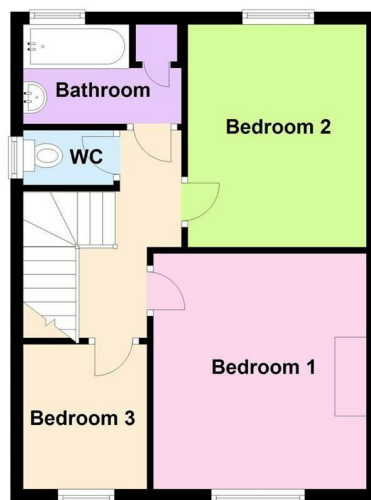
Gas, Electricity, Mains Drainage and Water.  
Council Tax: Sevenoaks Borough Council  
Band: D 2021/2022 Charges: £2,054.39



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

www.sealeys.co.uk  
Email: sales@sealeys.co.uk  
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.