



£400,000
Cyclamen Road, Swanley, Kent, BR8
8HH

Christopher
Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Deceptively spacious four bedroom end of terrace town house situated in prime location for the town centre with many local amenities.

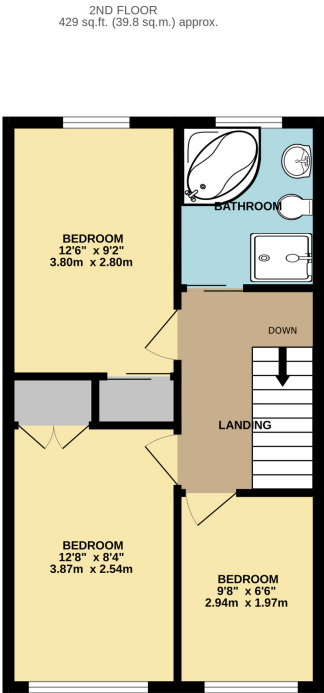
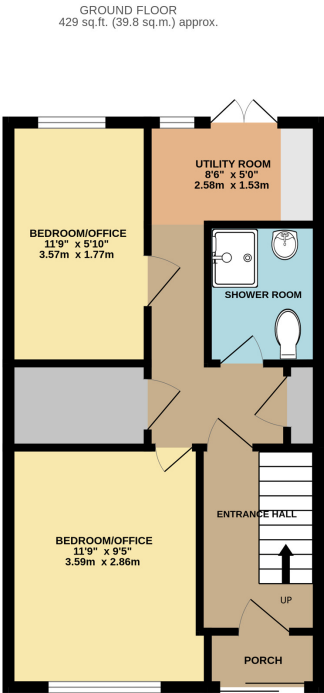
Offered as End Of Chain the property boasts easy access to great local schools to include the High Firs Primary and Crockenhill Primary school as well as a short walk which is under half a mile to the Swanley mainline station with its excellent service to Central London.

Set over three floors offering spacious versatile living accommodation that comprises on the ground floor two rooms that are currently used as bedrooms, utility room and shower room. The first floor comprises a large open planned lounge/diner which leads onto the kitchen/breakfast room and the second (top) comprises three bedrooms and a family bathroom.

Outside to the front is a driveway providing off start parking and a rear garden extending approx. 45ft.

Agents Notes- The property is currently tenanted and are on a statutory periodic tenancy.

Council Tax Band D.



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		