

RE/MAX
SELECT

Offers Over £750,000 Freehold



Hawthorn Park, Swanley



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate extended semi-detached house, close to schools, amenities, and transport links including Swanley Station.

Spanning 1,981.74 sq ft this stunning property comprises 4/5 bedrooms, living room; extended kitchen/dining room/family room with large island; utility room, study, 2 walk-in wardrobes, 2 ensuite shower rooms, and upstairs family bathroom. Further benefits include double glazing, gas central heating, secluded rear garden, and resin-bound driveway providing off street parking for 3 vehicles.

Total Internal Area approx: 1,981.74 sq ft (184.11 sq m). EPC C80.





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Karndean flooring, radiator.

Living Room

5.66m x 4.50m (18' 7" x 14' 9") Karndean flooring, feature wood-panelled wall; media wall with gas fireplace; radiator, double glazed french doors; understairs storage.

Study

2.76m x 2.44m (9' 1" x 8' 0") Karndean flooring, radiator, double glazed window.

Kitchen / Dining Room / Family Room

5.60m x 5.60m (18' 4" x 18' 4") Karndean flooring; range of soft-closing wall and base units with quartz worktops, quartz upstands and splashback; fitted gas hob, extractor hood, fitted Miele oven/grill, fitted Miele microwave/grill, integrated fridge, integrated freezer; large quartz island comprising sink with Quooker tap; integrated dishwasher, 2 radiators, double glazed french doors.

Utility Room

3.55m x 2.25m (11' 8" x 7' 5") Tiled flooring; range of soft-closing gloss wall and base units with quartz-effect worktops and upstands; fitted gas hob with splashback; stainless steel extractor hood, fitted oven/grill; space and connections for fridge/freezer; space and connections for dishwasher; space and connections for washing machine; double glazed window with roller blind.

Cloakroom

Tiled flooring; vanity unit with wash-hand basin; w/c, radiator.

Bedroom

2.76m x 2.44m (9' 1" x 8' 0") Karndean flooring, radiator, double glazed window.

FIRST FLOOR

Landing

Carpeted; cupboard housing water tank; access to loft.

Master Bedroom

5.64m x 3.54m (18' 6" x 11' 7") Carpeted, radiator, media wall; 2 double glazed windows with roman blinds.

Walk-in Wardrobe

2.75m x 2.48m (9' 0" x 8' 2") Carpeted, fitted units; access to loft.

Ensuite Shower Room

2.52m x 1.88m (8' 3" x 6' 2") Tiled flooring, tiled walls; large walk-in shower enclosure with both handheld and rainfall thermostatic fittings; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed windows.

Bedroom

3.59m x 2.75m (11' 9" x 9' 0") Carpeted, radiator; double glazed window with roman blinds; leads to walk-in wardrobe.

Walk-in Wardrobe

2.60m x 1.97m (8' 6" x 6' 6") Fitted units, double glazed window.

Bedroom

3.44m x 3.43m (11' 3" x 11' 3") Carpeted, radiator, fitted wardrobes, double glazed windows; leads to ensuite shower room.

Ensuite Shower Room

Tiled flooring; shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed window.

Bedroom

3.63m x 2.50m (11' 11" x 8' 2") Carpeted, radiator; double glazed windows with roman blinds.

Family Bathroom

2.44m x 2.04m (8' 0" x 6' 8") Tiled flooring, part-tiled walls; bath with shower-mixer and screen; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan.

EXTERNAL

Front Driveway

Resin-bound, off street parking for 3 cars.

Rear Garden

Resin-bound patio, artificial lawn, decking, outdoor tap, outdoor powerpoint; side access.

Garden Room / Storage

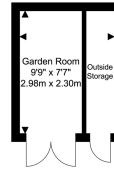
2.98m x 2.30m (9' 9" x 7' 7")

Information:

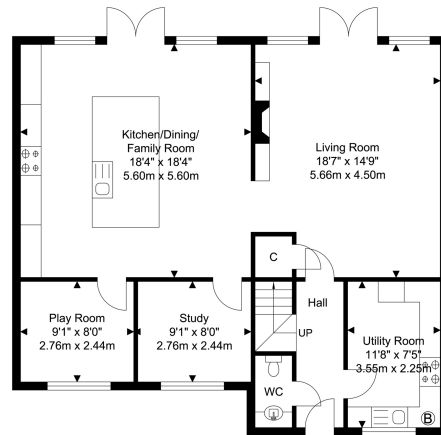
- Close to sought-after schools incl Grammar schools
- Easy access to A2 / M20 / M25
- 1.0 miles (approx) to Swanley Station
- 3.0 miles (approx) to Bexley Station
- 1.0 miles (approx) to Rowhill Grange & Utopia Spa
- 4.2 miles (approx) to Bluewater
- Council Tax: Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	86
(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			

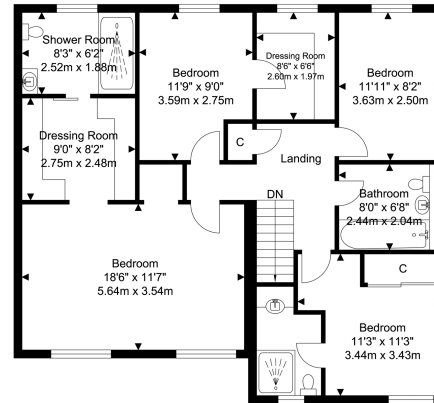
FLOORPLAN



Outbuilding
Approximate Floor Area
73.73 SQ.FT.
(6.85 SQ.M.)



Ground Floor
Approximate Floor Area
954.00 SQ.FT.
(88.63 SQ.M.)



First Floor
Approximate Floor Area
954.00 SQ.FT.
(88.63 SQ.M.)

TOTAL APPROX FLOOR AREA 1981.74 SQ. FT / 184.11 SQ. M
For Identification Purposes Only.

