

**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)





## 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.

#### 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.

#### 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.

#### 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.

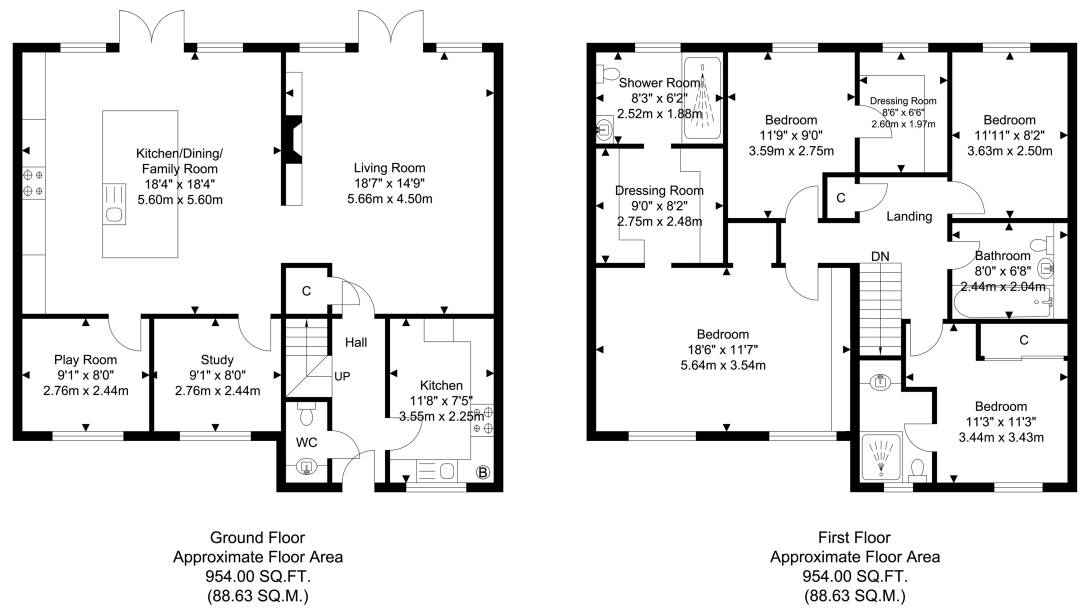
#### Garden Room / Storage

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
- 3.8 miles (approx) to Bexley Station
- 1.3 miles (approx) to Rowhill Grange & Utopia Spa
- 8.0 miles (approx) to Bluewater
- Council Tax: Band D

FLOORPLAN



TOTAL APPROX FLOOR AREA 1908.01 SQ. FT / 177.26 SQ. M  
For Identification Purposes Only.

