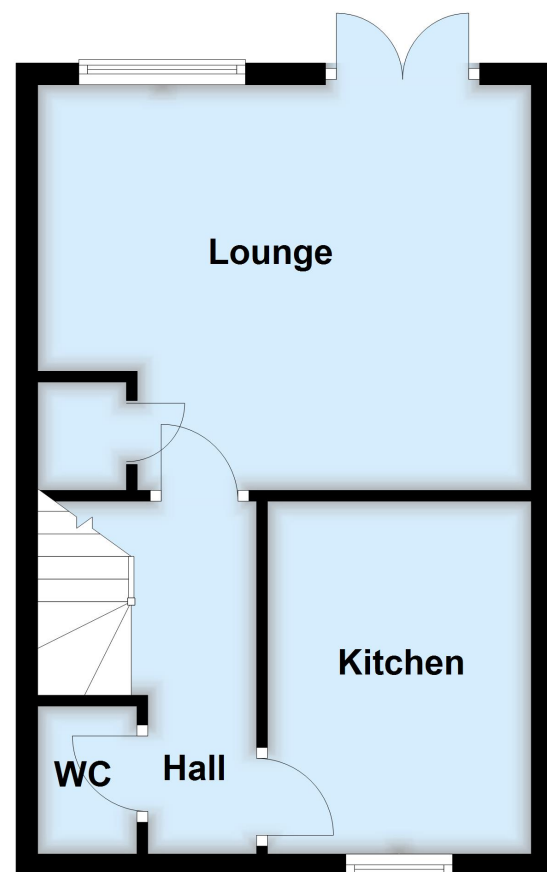
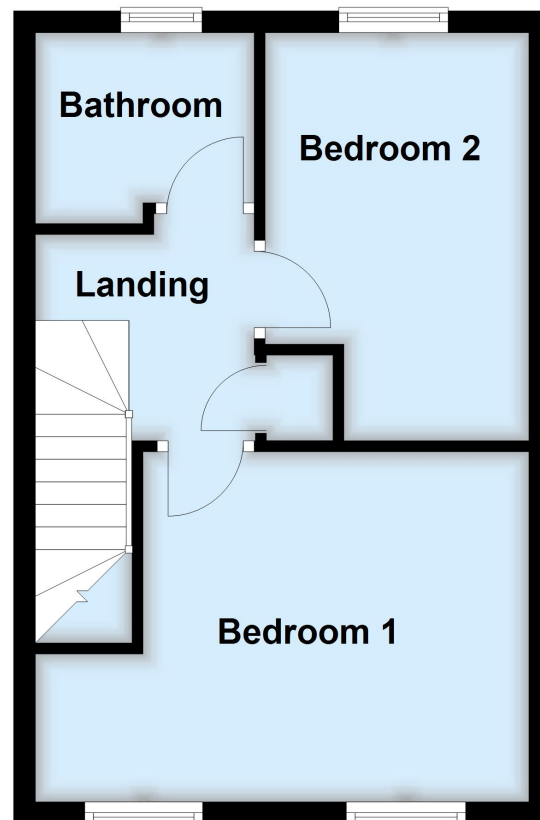


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

## Ground Floor



## First Floor



This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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Viewing by appointment with our Petts Wood Office - 01689 606666

69 Beech Avenue, Swanley, Kent, BR8 8AU

**£375,000 Freehold**

- Ideal Starter Home
- Lounge/Diner
- Turnkey Interior
- Modern Lighting
- Two Bedrooms
- Contemporary Kitchen
- Landscaped Garden
- Double Glazing



## 69 Beech Avenue, Swanley, Kent, BR8 8AU

An Immaculate starter home occupying a cul-de-sac aspect, within easy walking distance of Swanley mainline station (for London Bridge in 19 minutes, Charing Cross and Victoria), and town centre for an array of amenities, including good transport links. This moden inner terrace house offers a turnkey interior and provides two well-proportioned bedrooms, a generous lounge/diner to rear aspect, a contemporary gloss white fitted kitchen, cloakroom off the entrance hall and family bathroom with built-in shower. Outside you will note a landscaped garden with ample patio for alfresco dining and relaxing, plus a private parking bay in the close. Additional benefits include a light and airy interior, neutral decor throughout, gas central heating by a combi boiler, double glazed windows, Venetian blinds to remain, modern lighting, integrated cooking appliances and dishwasher. The property is well placed for nearby schools and easy access to motorway connections (M20 and M25). Interior viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

### Location

From Swanley High Street turn left into Kingswood Avenue, right into Willow Avenue and left into Beech Avenue. Drive to the end and the property is on the left.



### Ground Floor

#### Entrance Hall

3.13m x 1.75m (10' 3" x 5' 9") (Into stairs) Double glazed entrance door to front, radiator, under stairs storage, recessed ceiling lights.

#### Cloakroom

Double glazed window to front, WC, hand wash basin, radiator, recessed ceiling lights.

#### Kitchen

3.13m x 2.05m (10' 3" x 6' 9") Double glazed window to front, gloss white cabinets with rose gold fitments, built-in electric oven, electric hob unit set on solid oak worktop, stainless steel extractor hood, inset ceramic sink bowl, integrated dishwasher, plumbed for washing machine, recess for American fridge (negotiable), concealed central heating boiler, recessed ceiling lights.

#### Lounge/Diner

4.00m x 3.82m (13' 1" x 12' 6") (Into

dining recess) Double glazed window to rear overlooking garden, radiator, recessed ceiling lights, dimmer lighting, under stairs storage cupboard with meters.

### First Floor

#### Landing

Access to loft (via ladder), built-in airing cupboard with hot water cylinder.

#### Bedroom One

4.00m x 3.50m (13' 1" x 11' 6") (Into recess) Two double glazed windows to front, two radiators.

#### Bedroom Two

3.48m x 2.04m (11' 5" x 6' 8") (Into recess) Double glazed window to front, radiator.

#### Bathroom with Shower

2.18m x 1.74m (7' 2" x 5' 9") Double glazed window to rear, white suite comprising bath with built-in shower and screen, wall-mounted hand wash basin, WC, chrome heated towel rail,

recessed ceiling lights, extractor fan, LED wall mirror, electric toothbrush holder.

### Outside

#### Rear Garden

A landscaped garden with paved patio, ample room for dining furniture, laid to artificial lawn for low maintenance, rear pedestrian access, outside tap, wall light.

#### Parking

Allocated parking space.

### Additional Information

#### Service Charge

£120.00 per annum for communal landscaping.

#### Council Tax

Local Authority : Sevenoaks  
Council Tax Band : C

