



3 Squires Field, Swanley, Kent, BR8 7QY
£900,000 Freehold



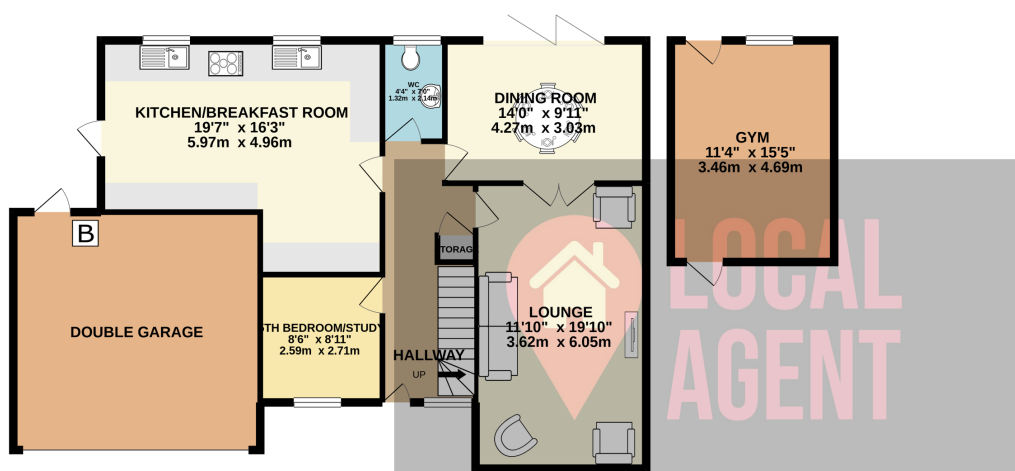
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		
D (55 to 68)		
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		

Description

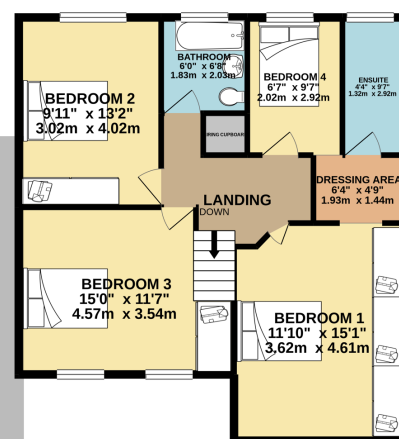
Situated on what is considered one of the most prestigious roads in the area this beautifully presented Four/Five Bedroom Detached Home with a double garage. This luxury home offers an Ensuite Shower room with dressing area to the main bedroom, three further bedrooms upstairs and ground floor study/5th bedroom. We are expecting a lot of interest so use our online diary to request your viewing.

Located on what is considered one of the most prestigious roads in the area, Hextable village is surrounded by agricultural and woodland areas. Birchwood Golf and Country Club with health and fitness facilities is just short distance away. Local schools are considered to be one of the best in the borough and within walking distance the popular Hextable Primary School boasting of a Good Ofsted rating. Wilmington Grammar Schools and Wilmington Academy are just a short driveway. Swanley Park (which covers 60 acres) was previously known as New Barn park. The park benefits from central play areas, café and paddling pool and water play and boating lake. The park is home to Swanley Athletics Club and hosts a number of county cross country races and other events each year. Around one of the large fields is Swanley New Barn Model railway (running on 800 metres of track) operated by a group of volunteers throughout the summer. For Commuters, easy access to the M25, M20 and the A20 being on the M25 Junction 3 interchange. The A2 is also north of the town. Swanley railway station with is a short drive away serves the town with Southeastern and Thameslink services to London Victoria via Bromley South, London Blackfriars.

GROUND FLOOR
1321 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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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