



Offers in Region of £450,000
Woodview Road, Swanley, Kent, BR8 7ET

**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.

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A spacious three-bedroom semi-detached family home situated in a quiet cul-de-sac location, within close proximity of Swanley Town Centre and Swanley mainline train station, which offers direct services into London Victoria in approximately 30 minutes.

The M25 and M20 motorways are also nearby, providing excellent road links. Well-regarded local schools, including Horizon Primary Academy and St Bartholomew’s Catholic Primary School, are within easy reach.

Internally, the property comprises an entrance porch, a good-sized through lounge featuring a fireplace and bay window, a fitted kitchen, three bedrooms (two of which are doubles), and a family shower room.

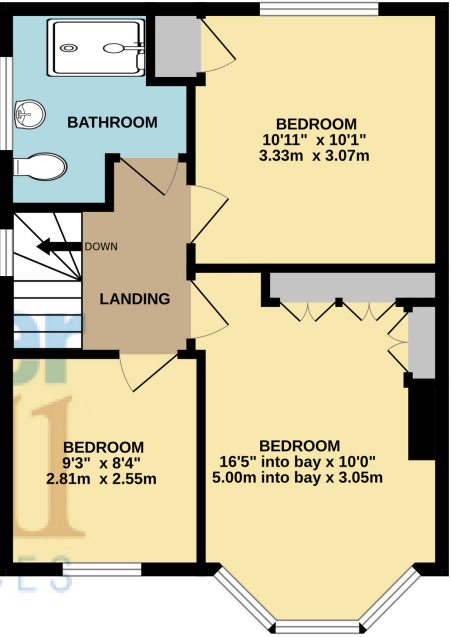
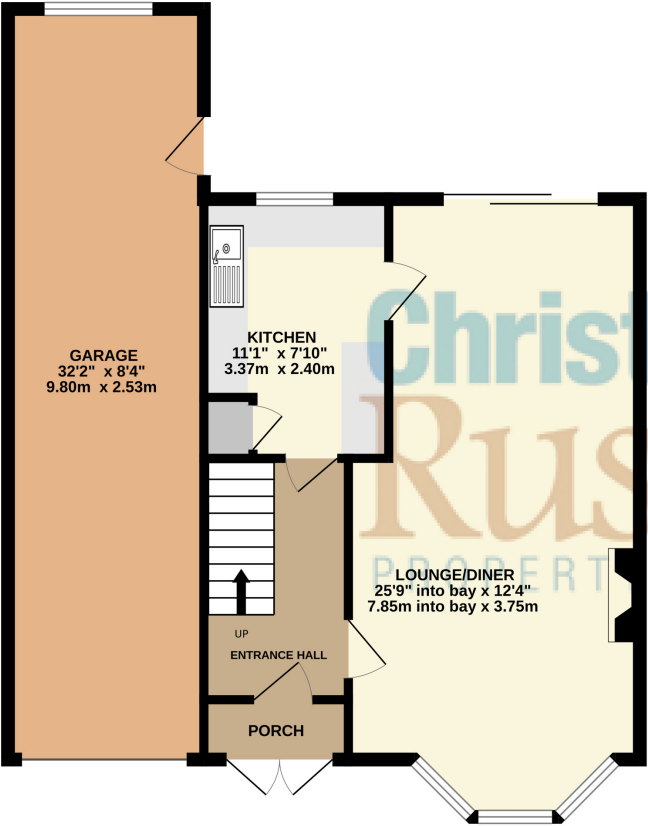
Externally, the property benefits from off-street parking to the front, a larger-than-average garage providing excellent storage, and a well-maintained rear garden extending approximately 52ft, with patio and lawn areas.

Council Tax Band D.



GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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+)	63	71		
A				
(81-91)				
B				
(69-80)				
C	63	71		
(55-68)				
D				
(39-54)	63	71		
E				
(21-38)				
F	63	71		
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				