



Well-presented three bedroom semi detached home in a popular Swanley location. Within walking distance to the town centre, schools and mainline station. Features a bright lounge, modern kitchen, good-sized bedrooms and a private rear garden. Ideal for families or buyers looking for convenient access to transport and amenities.

Guide Price £425,000

Hazell Holland



Azalea Drive  
Swanley  
Kent  
BR8 8HX

### Front Garden

Laid lawn. Flower bed.

### Enclosed Porch

Part glazed opaque door with opaque windows to side. Quarry tiled floor.

### Entrance Hall

Hardwood entrance door with opaque window to side. Double glazed window to side. Carpet. Understairs storage cupboard.

### Kitchen

11'7 x 9' (3.53m x 2.74m )  
Double glazed window to rear. Double glazed door leading to garden. Vinyl floor. Tiled splash backs. One half single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan. Plumbing for washing machine. Cupboard with warm air boiler.

### Lounge

17'6 x 12'9 x 9' (5.33m x 3.89m x 2.74m)  
Double glazed half bay window to front. Carpet. Open plan too.

### Dining Room

10' x 9'9 (3.05m x 2.97m )  
Double glazed patio door leading to garden. Carpet. Built-in storage cup.

### Landing

Double glazed window to side. Carpet. Boiler cupboard.  
Access to loft.

### Bathroom

Double glazed opaque window to rear. Vinyl floor. Tiled walls. Dimplex heater. Panel bath with shower mixer tap. Pedstal hand wash basin.

### Separate w.c.

Double glazed opaque window to rear. Low level w.c

### Bedroom One

12'5 x 11'5 (3.78m x 3.48m )  
Double glazed window to front. Carpet Fitted wardrobe.

### Bedroom Two

10'2 x 9'8 (3.10m x 2.95m )  
Double glazed window to rear. Carpet. Fitted wardrobe.

### Bedroom Three

9'4 x 7'5 (2.84m x 2.26m )  
Double glazed window to front. Tiled carpet. Fitted Wall cupboards

### Garden

70' x 26' (21.34m x 7.92m )  
Paved patio area. Laid lawn. Flower borders. Shed. Side access.

### Car Port

24' x 8'4 (7.32m x 2.54m )

### Driveway

Providing off street parking for 1/2 vehicles.



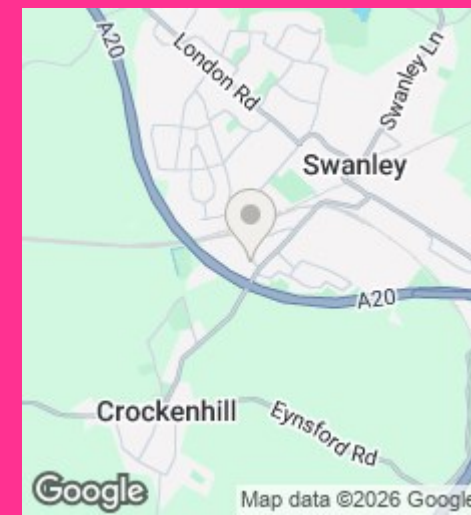


Hazell Holland are pleased to highlight this superb opportunity to secure a home in one of Swanley's most convenient and well-connected locations. Coming to the market for the very first time and offered chain free, this property provides a solid layout with huge potential for a buyer to modernise and add value to suit their own taste.

Set within a popular residential area, the home benefits from Swanley's standout amenities — fast rail links into London Victoria, Blackfriars and Bromley, excellent access to the M25, M20, A20 and A2, and close proximity to Swanley Town Centre with its shops, cafés and everyday essentials. Families will appreciate the choice of well-regarded schools including St Bartholomew's, Horizon, High Firs and Orchards Academy, while Swanley Park is just minutes away with its lake, café and wide range of family attractions.



The property itself offers a great footprint and represents a blank canvas for refurbishment. Whether you're a first-time buyer, downsizer or investor, the scope here is clear — update, redesign and create a home that works perfectly for you.



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TOTAL FLOOR AREA : 1012sq.ft. (94.0 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

