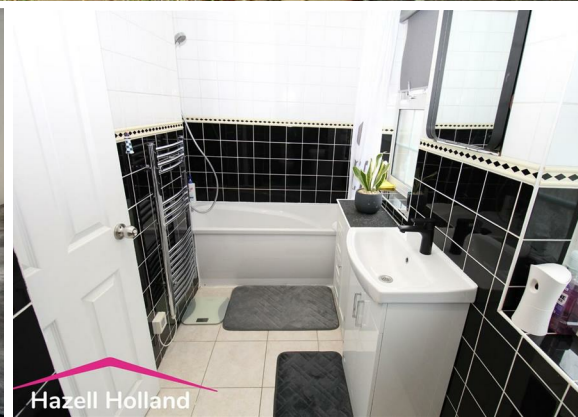




Perfectly positioned within walking distance of Swanley Town Centre and mainline station, Hazell Holland offer this stunning unique two-bedroom town house providing an excellent opportunity for first-time buyers or anyone seeking a smart, low-maintenance home in a highly convenient location.

**£325,000**

**Hazell Holland**



Oakleigh Close  
Swanley  
Kent  
BR8 7WJ

### Entrance

Double glazed door.

### Kitchen

19'9 x 10'5 x 5'8 (6.02m x 3.18m x 1.73m)

Double glazed window to front. Laminate wood floor. Electric heater. One and half single drainer sink unit with mixer tap. Range wall and base units with built-in oven, hob and extractor fan. Meter cupboard. Double glazed french doors leading to garden.

### Downstairs Cloakroom

6'3 x 2'4 (1.91m x 0.71m)

Extractor fan. Heated towel rail. Low level w.c Vanity hand wash basin.

### Entrance Hall

Carpet.

### Lounge

12' x 11' (3.66m x 3.35m)

Double glazed window to rear. Laminate wood floor. Coved ceiling. Electric radiator.

### Bedroom Two

11' x 7'8 (3.35m x 2.34m)

Two double glazed windows to front. Laminate wood floor. Electric Radiator.

### Landing

Carpet. Built-in airing cupboard. Access to loft.

### Bedroom One

12' x 7'9 (3.66m x 2.36m)

Two double glazed window to rear. Laminate wood floor. Coved ceiling.

### Bathroom

11' x 5'5 (3.35m x 1.65m )

Two double glazed opaque window to front. Tiled floor. Tiled walls. Heated towel rail. Low level w.c. Vanity hand wash basin. Panel bath with shower mixer tap.

### Garden

30' (9.14m)

Paved area. step down to Astro turf. Shingle area.

### Off Street Parking

Off street parking to front for one vehicle



2



1

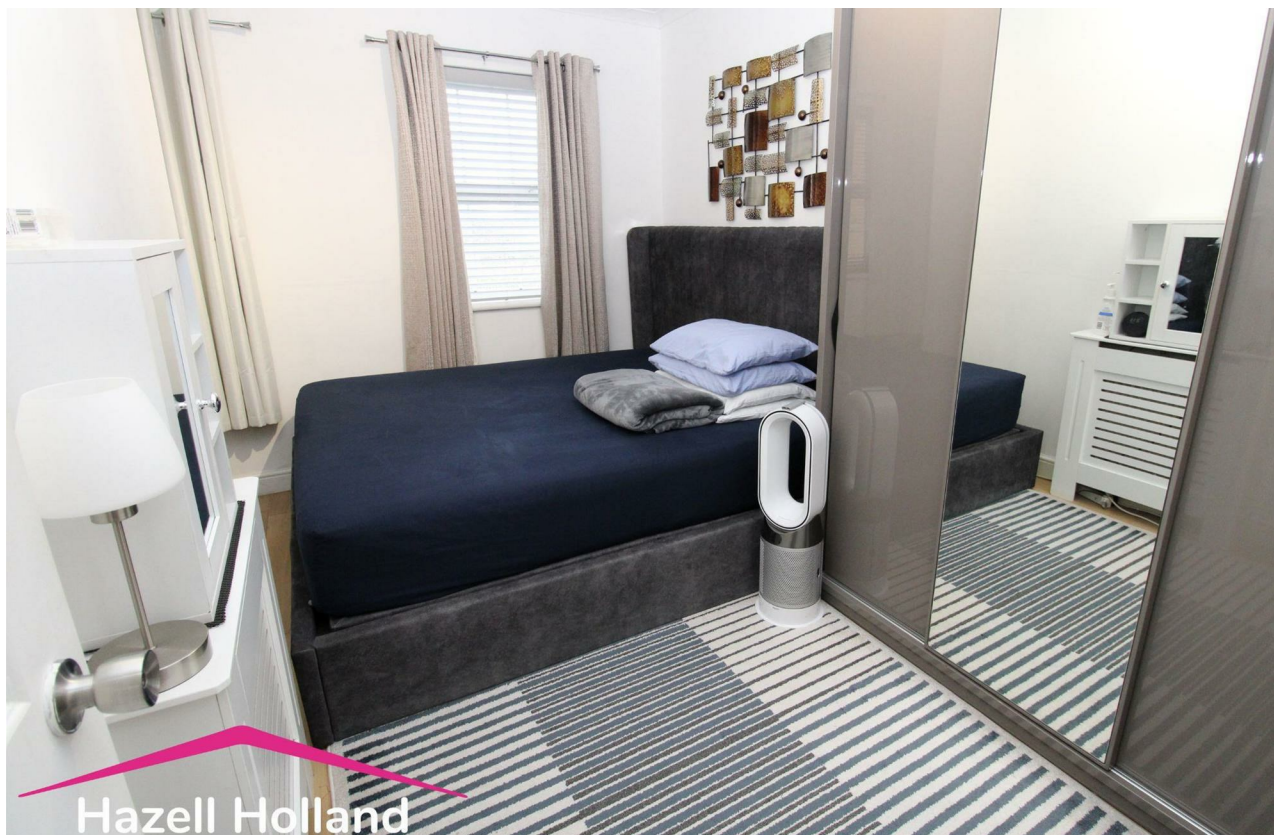


1



D

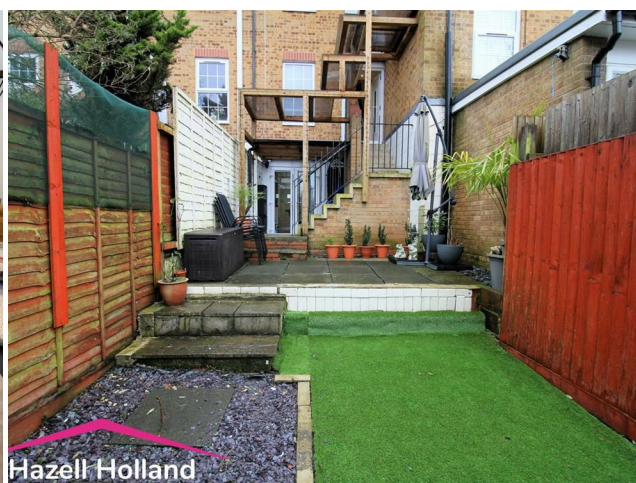




Hazell Holland presents this unique property, located in the peaceful cul-de-sac of Oakleigh Close in Swanley, this mid-terrace town house presents an excellent opportunity for first-time buyers. With a total area of 452 square feet, the property features two bedrooms and a reception room that offers a versatile space for relaxation or entertaining.

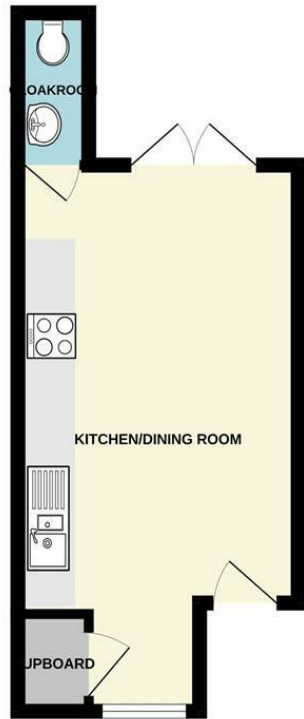
Built in 1980, this home boasts a 19' kitchen, providing ample room for culinary pursuits and family gatherings. The downstairs w.c. adds practicality to the layout, making daily living more manageable.

The location is particularly advantageous, with easy access to the town centre, Asda, and Swanley Station, ensuring that all essential amenities are within reach. Additionally, Swanley Park is nearby, offering a lovely outdoor space for leisure activities.

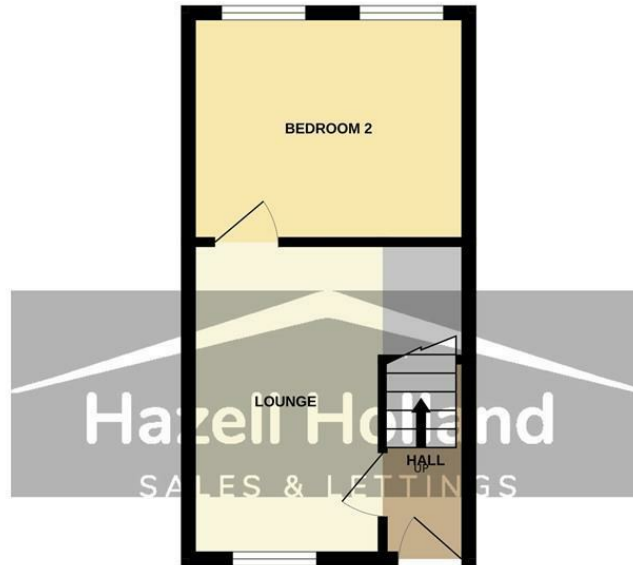


This property is a unique find in the area and must be viewed to fully appreciate its potential. Whether you are looking to take your first step onto the property ladder or seeking a manageable home in a vibrant community, this house could be the perfect fit for you.

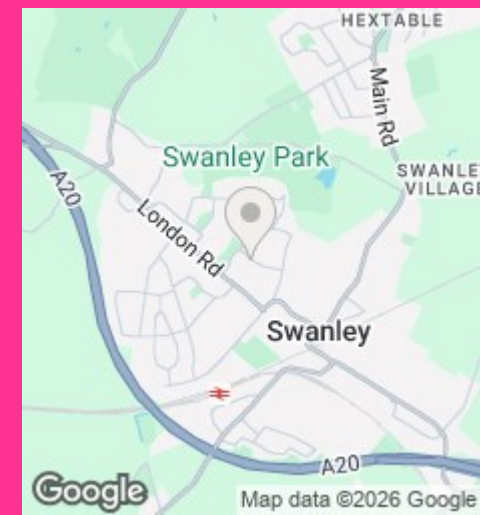
GROUND FLOOR



1ST FLOOR



2ND FLOOR



### CONTACT

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TOTAL FLOOR AREA : 721sq.ft. (67.0 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	55	78
England & Wales		
EU Directive 2002/91/EC		

