



Hazell Holland

Hazell Holland presents this fantastic opportunity to live in Azalea Drive in Swanley, this four bedroom semi-detached house offers a spacious and practical living environment, perfect for families. With a generous area of 1,647 square feet, the property features three reception rooms, providing ample space for relaxation and entertainment. The through lounge, measuring 28', is ideal for family gatherings, while the 18' dining room can serve as a versatile space for various activities, ample parking via the blocked paved driveway and a generous 60' x 50' rear garden

£525,000



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SALES & LETTINGS

Azalea Drive
Swanley
Kent
BR8 8HX

Front Garden

Laid lawn.

Enclosed Porch

9'2 x 8'3 (2.79m x 2.51m)

Double glazed opaque door with double glazed opaque window to front. Carpet.

Entrance Hall

Double glazed opaque entrance door with double glazed opaque window to front. Parquet flooring. Radiator. Understairs storage cupboard.

Through Lounge

28'9 x 13' x 9'9 (8.76m x 3.96m x 2.97m)

Double glazed window to front. Carpet. Coved ceiling. Double radiator.

Kitchen

10'9 x 9' (3.28m x 2.74m)

Laminate wood floor. Single drainer sink unit with mixer tap. Range of wall and basin units with built-in oven, hob and extractor fan with integrated fridge/freezer.

Dining Room

18'3 x 7'2 (5.56m x 2.18m)

Double glazed door leading to garden. Double glazed window to rear. Carpet. Radiator.

Reception Room / Office

13'5 x 7'9 (4.09m x 2.36m)

Double glazed window to rear. Carpet. Radiator.

Inner Hall

Carpet.

Shower Room

6'7 x 5'2 (2.01m x 1.57m)

Tiled floor. Tiled walls. Extractor fan. Shaver light. Mirror. Double shower cubicle. Low level w.c. |Vanity hand wash basin.

Fourth Bedroom

10'3 x 7'2 (3.12m x 2.18m)

Double glazed window to side. Double glazed window. Carpet. Double radiator.

Landing

Carpet. Access to loft. Boiler cupboard.

Family Bathroom

5'5 x 5'5 (1.65m x 1.65m)

Double glazed opaque window to rear. Heated towel rail. Tiled walls. Vanity hand wash basin. Panel bath with shower mixer tap and shower screen.

Separate w.c

4'6 x 3' (1.37m x 0.91m)

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

Bedroom One

12'5 x 11'8 (3.78m x 3.56m)

Double glazed frosted window to front. Carpet. Radiator. Fitted wardrobe.

Bedroom Two

9'9 x 9'2 (2.97m x 2.79m)

Double glazed window to rear. Carpet. Radiator. Built-in storage cupboard.

Bedroom Three

8'3 x 7'4 (2.51m x 2.24m)

Double glazed window to front. Carpet. Radiator.

Garden

60' x 50' (18.29m x 15.24m)

Decking patio area. Laid lawn. Flower beds. Shed. Outside tap. Side access.

Own Drive

Parking for a few cars.



4



2



3



C



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Hazell Holland presents this fantastic opportunity to live in Azalea Drive in Swanley, this semi-detached house offers a spacious and practical living environment, perfect for families. With a generous area of 1,647 square feet, the property features three reception rooms, providing ample space for relaxation and entertainment. The through lounge, measuring 28', is ideal for family gatherings, while the 18' dining room can serve as a versatile space for various activities.

The house comprises four well-proportioned bedrooms, ensuring comfort for all family members. Additionally, there are two bathrooms, including a ground floor shower room, which adds to the convenience of daily living, an office which could be converted to its own annex should a buyer choose to, catering to the needs of modern families.

The kitchen is equipped with an oven, hob, and extractor fan with integrated fridge/freezer, making it a functional area for culinary pursuits. The family bathroom is complemented by a separate W.C., enhancing the practicality of the home.

Outside, the property boasts a lovely rear garden measuring 60' x 50', providing a perfect setting for outdoor activities and relaxation. The house benefits from its own drive, offering off-street parking.

Located within walking distance to the town centre, the station, and Asda, this property is well-positioned for easy access to local amenities. Furthermore, it is close to primary schools, making it an excellent choice for families with children. This semi-detached house on Azalea Drive is a great family home, combining space, functionality, and a desirable location.



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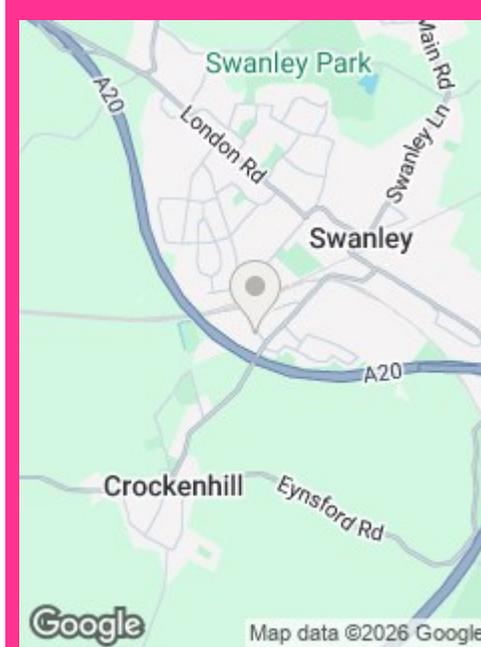


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Azalea Drive, Swanley, BR8 8HX

- Walking Distance to Station
- Easy Access to Swanley Town Centre & Asda
- Ground Floor Shower Room
- Reception Room / Office & Fourth Bedroom
- 28' Lounge & 18' Reception Room
- Oven Hob & extractor Fan
- Family Bathroom & Separate w.c.
- 60' x 50' Rear Garden
- Own Drive
- Family Home





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TOTAL FLOOR AREA : 1324sq.ft. (123.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

