



4/5 Bedroom no chain
spacious ideal first
time/family home
conveniently located
within walking distance
of Swanley station, Town
centre & local amenities
with the added benefits
of a 40' rear garden, two
bathrooms, off street
parking and garage to
rear.

£400,000

Hazell Holland



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SALES & LETTINGS

Cyclamen Road
Swanley
Kent
BR8 8HH

Enclosed Porch

Double glazed patio door. Carpet. Wall light.

Entrance Hall

Part glazed opaque entrance door with opaque window to side. Laminate wood floor. Double radiator. Built-in storage cupboard. Understairs storage cupboard.

Shower Room

6'4 x 5'9 (1.93m x 1.75m)
Opaque window to rear. Tiled floor. Tiled walls. Chrome heated towel rail. Shower cubicle. Vanity hand wash basin. Low level w.c.

Fourth Bedroom

12'3 x 9'4 (3.73m x 2.84m)
Double glazed window to front. Carpet. Coved ceiling. Radiator. Meter cupboard.

Office/Fifth Bedroom

11'5 x 5'8 (3.48m x 1.73m)
Double glazed window to rear. Carpet. Double radiator.

Utility Room

8'3 x 5'7 (2.51m x 1.70m)
Double glazed opaque window to rear. Double glazed opaque french doors leading to garden. Laminate wood floor. Double radiator. Worktop. Wall cabinet.

Landing

Carpet. Boiler cupboard.

Lounge

19'6 11'8 (5.94m 3.56m)
Large double glazed window to front. Carpet. Double radiator.

Kitchen/Diner

15' x 8'8 (4.57m x 2.64m)
Two double glazed windows to rear. Tiled floor. Double radiator. One and half single drainer sink unit with mixer tap. Range of wall and base units with integrated dish. washer.

Second Landing

Carpet. Access to loft.

Bathroom

9'9 x 5'6 (2.97m x 1.68m)
Double glazed opaque window to rear. Tiled walls. Vinyl tiled floor. Radiator. Corner bath Shower cubicle. Low level w.c. Vanity hand wash basin.

Bedroom One

13' x 9' (3.96m x 2.74m)
Double glazed window to rear. Carpet. Radiator. Fitted wardrobe with mirror sliding door.

Bedroom Two

13' x 8'3 (3.96m x 2.51m)
Double glazed window to front. Carpet. Radiator. Built-in storage cupboard.

Bedroom Three

10'2 x 6'4 (3.10m x 1.93m)
Double glazed window to front. Laminate wood floor. Double radiator.

Garden

40' x 27' x 11' (12.19m x 8.23m x 3.35m)
Paved area. Lawn. Power points. Tap. Two side accesses.

Garage

17'9 x 9' (5.41m x 2.74m)
Double glazed door leading to garden. Double glazed window over looking garden.

Own Drive

PLEASE NOTE

This property is being sold as seen





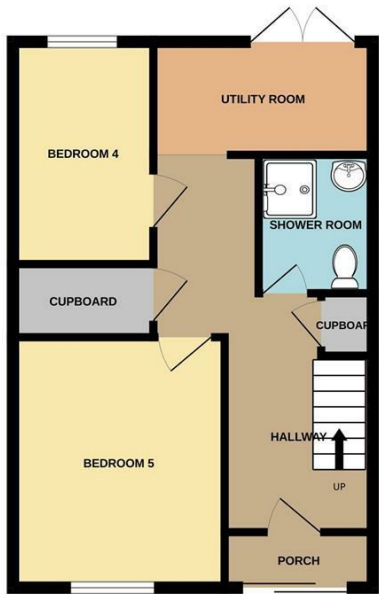
Hazell Holland brings to the market in Cyclamen Road in Swanley, this end of terraced town house offers a spacious living environment with a total of 1,292 square feet. Built in 1965, the property features four well-proportioned bedrooms plus fifth bedroom /office, making it an ideal choice for families or those seeking extra space. The house includes one reception room, providing a versatile area for relaxation or entertaining guests.

With two bathrooms, the property ensures convenience for all occupants, catering to the needs of a busy household. While the home may require some updating, it presents an excellent opportunity for buyers to personalise the space to their taste. Additionally, there is potential for extension, subject to planning permission, allowing for further enhancement of the property.

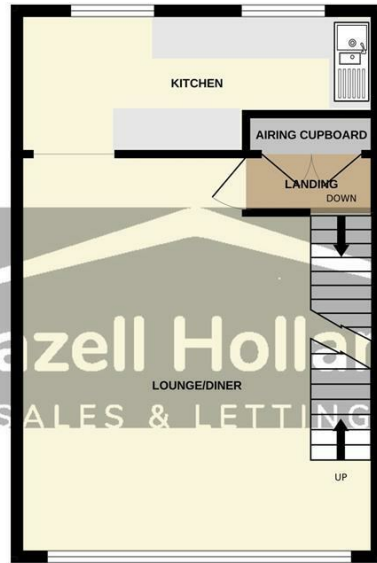


This chain-free home is ready for new owners to make it their own. With its practical layout and ample room, this property is a promising option for those looking to invest in a family home in a desirable location.

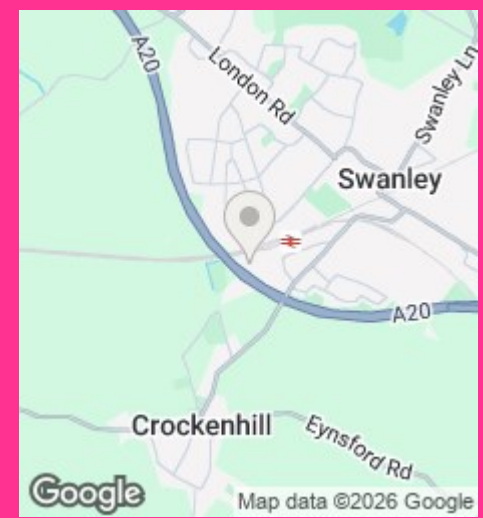
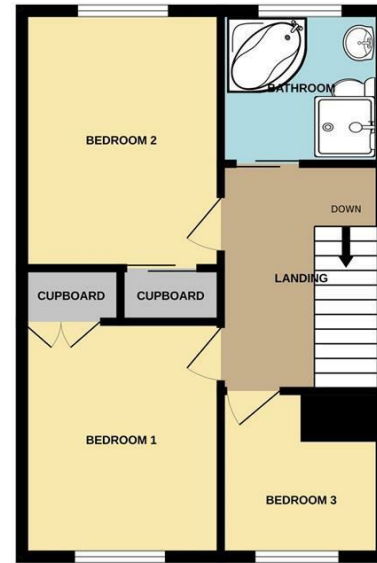
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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TOTAL FLOOR AREA : 1292sq.ft. (120.0 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) A			
(81-91) B			
(69-80) C			
(55-68) D		72	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

