



Spacious 3 bedroom semi detached home located in the ever popular High Firs development that should prove an ideal first time/family purchase. Benefits include a garage, driveway, family bathroom, ground floor cloakroom and a 60' rear garden.

£425,000



**Hazell Holland**  
SALES & LETTINGS



Waylands  
Swanley  
Kent  
BR8 8TN



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### Front Garden

Laid to lawn.

### Porch

Double glazed door with double glazed window to side and front. Tiled floor.

### Entrance Hall

Part glazed opaque entrance door. Double glazed window to side. Carpet. Coved ceiling. Double radiator. Under stairs storage space.

### Ground Floor Cloakroom

Double glazed opaque window to front. Tiled floor. Tiled splash backs. Low level w.c. Vanity hand wash basin.

### Lounge

28'3 x 10'4 x 9' (8.61m x 3.15m x 2.74m)

Double glazed leaded light bay window to front. Double glazed door to conservatory. Carpet. Coved ceiling. Fire place with electric fire. Double radiator. Radiator.

### Conservatory

9' x 8' (2.74m x 2.44m )

Double glazed french doors leading to garden. Double glazed windows. Carpet.

### Kitchen

12'2 x 8'4 (3.71m x 2.54m )

Double glazed door leading to garden. Double glazed window to side. Tiled 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 with integrated fridge. Plumbing for washing machine.

### Landing

Double glazed window to side. Carpet. Coved ceiling. Built-in airing cupboard. Access to loft.

### Bathroom

6'9 x 5'5 (2.06m x 1.65m )

Double glazed opaque window to rear. Vinyl floor. Radiator. Tiled walls. Low level w.c. Panel bath with shower mixer tap.

### Bedroom One

13' x 11' (3.96m x 3.35m)

Double glazed window to front. Carpet. Coved ceiling. Fitted wardrobe with mirror sliding doors.

### Bedroom Two

11'2 x 10' to wardrobes (3.40m x 3.05m to wardrobes )

Double glazed window to rear. Carpet. Coved ceiling. Radiator. Fitted wardrobe with mirror sliding doors.

### Bedroom Three

9'4 x 7'3 (2.84m x 2.21m )

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

### Garden

60' (18.29m)

Paved area. Steps upto paved area. Greenhouse.

### Garage

Up and over door. Power and light. Access to garden.

### Driveway

Providing off street parking for 2/3 vehicles.



Hazell Holland welcome you to this spacious ideal first time/family home, located in the sought-after area of the High Firs in Waylands, Swanley. This property is well positioned within close proximity to Swanley town centre, where you will find a variety of amenities, including the popular Asda supermarket and weekly market.

For those who commute, the property offers excellent transport links, with easy access to the M25, A20, and A2 making it a perfect choice for professionals. Additionally, the nearby train station provides convenient rail connections for travel into London and beyond.

Families will appreciate the good local schools and parks in the vicinity, ensuring that children have access to quality education and recreational spaces. Furthermore, the renowned Bluewater shopping centre is just a short drive away, offering a wide range of shopping and dining options.

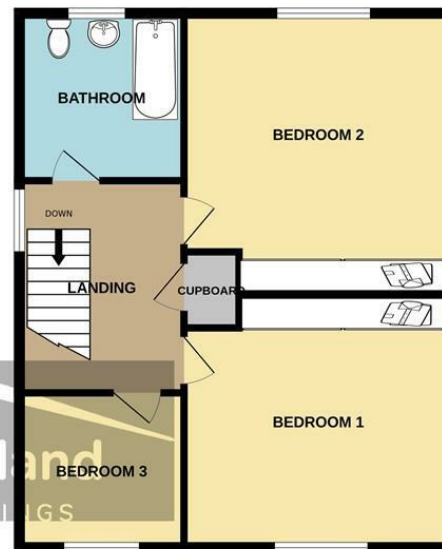
This house presents a wonderful opportunity for anyone looking to settle in a vibrant community with all the necessary amenities at hand. Don't miss the chance to make this property your new home.



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



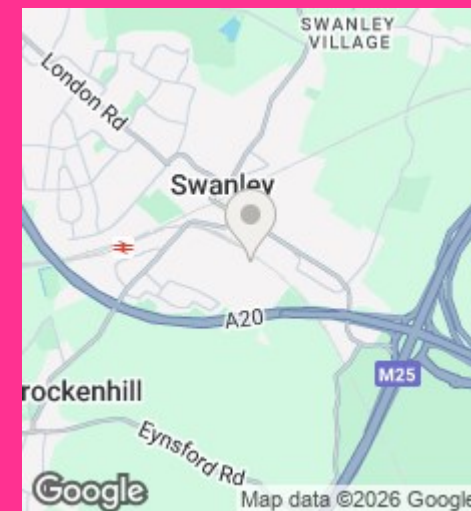
1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 904sq.ft. (84.0 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	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## CONTACT

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