



# 104 Swanley Lane

Swanley BR8 7LH

**Guide Price £450,000**



GUIDE PRICE £450,000 - £475,000

Nestled in the charming Swanley Lane of Swanley, this stunning semi-detached house built in 1925 is a true gem waiting to be discovered. Boasting 2 reception rooms, 3 bedrooms, and 2 bathrooms, this property offers a perfect blend of space and comfort. As you step inside, you'll be greeted by a large extension that houses the social dining area, perfect for entertaining guests or enjoying family meals. The sleek kitchen is a focal point, featuring high gloss units and wooden worktops that add a touch of elegance to the space.

Upstairs, you'll find three well-appointed bedrooms along with a family bathroom and an ensuite shower room, ensuring convenience and privacy for all residents. Additionally, there is a downstairs cloakroom for added comfort.

Outside, the property continues to impress with a generous rear garden, ideal for relaxing or hosting outdoor gatherings. Parking will never be an issue with a driveway that can accommodate 2-3 cars, providing ample space for your vehicles.

Conveniently located close to Acres Park and Swanley Park, this property offers easy access to various amenities including schools, shops, bus routes, and motorway links. Whether you're looking for a peaceful retreat or a place to call home with easy access to everything you need, this property ticks all the boxes.

EPC rated COUNCIL TAX BAND C



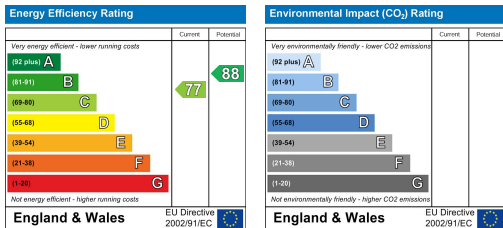
# Area Map



# Floor Plans

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b>          1146.79 ft<sup>2</sup>          106.54 m<sup>2</sup></p>
<p><b>Ground Floor Building 2</b></p>		<p>(1) Excluding balconies and terraces.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>

# Energy Efficiency Graph



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