



## MAUDE ROAD

SWANLEY

Guide Price £695,000





# Maude Road

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- Detached Home in Cul-De-Sac Location
- Four / Five Double Bedrooms
- Renovated To A High Standard
- Study / Cot Room
- Utility Room + Ground Floor WC
- Ground and First Floor Extensions
- Double Garage and Large Driveway
- Large Open Plan Kitchen Lounge Diner
- Family Bathroom + En-Suite Shower Room
- EPC: C 76

Transformed by a generous Extension + Loft Conversion, and Renovated to high standard - This Superb 4 / 5 Bedroom Family Home boasts a fantastic open-plan Lounge / Kitchen / Diner layout - perfect for a sociable family, yet with the added benefit of a separate Living Room (or suitable as an additional bedroom). The property benefits from natural light throughout, and specifications include Oak doors and led lighting throughout. The property is located a short drive to Swanley Town Centre / Train Station, and also benefiting desirable schools, shops and bus routes.

On entering the property, you'll immediately notice the attention to detail put into making this property the envious home it is - from the wooden flooring to the doors and frames, from the hand made staircase to the immaculate decor.

The accommodation comprises a spacious Entrance Hall which leads into an expansive Open-Plan Lounge Diner and Kitchen with a good flow of space to offer partial separations to each area. The Kitchen is a light and airy space with dual aspect windows and a roof lantern for that added touch of class. The Island in the middle of the kitchen compliments the stylish range of matching wall and base units - the perfect space for entertaining and the culinary enthusiast. Further accommodation to the ground floor includes a Utility Room, a Cloakroom, and a separate Sitting Room (or 5th Bedroom). To the first floor there is a spacious Landing, an Office, a Family Bathroom, and Four Double Bedrooms. The Master Bedroom benefits from a large Storage Room and an En-Suite Shower Room.

Externally, to the rear is a West facing garden with lawn and patio boasting spotlights to enjoy in the evening. To the front, there is a spacious Driveway to the front providing Off Road Parking for multiple vehicles, to the side, there is a spacious Double Garage with power and light and electric-wound roller door.

Do not miss out! Call Anthony Martin Estate Agents Today To Book Your Viewing!



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## SUMMARY OF ACCOMMODATION

### Entrance Hall

22'6 x 8'3 (6.86m x 2.51m)

### Ground Floor WC

### Sitting Room

16'11 x 10'10 (5.16m x 3.30m)

### Utility Room

7'7 x 6'6 (2.31m x 1.98m)

### Lounge / Diner Area

20'8 x 19'8 (6.30m x 5.99m)

### Kitchen / Breakfast Room Area

24'5 x 13' (7.44m x 3.96m)

### Landing

### Family Bathroom

11'1 x 8'6 (3.38m x 2.59m)

### Bedroom 1

13'1 x 12'10 (max) (3.99m x 3.91m (max))

### En-Suite

7'3 x 6'11 (2.21m x 2.11m)

### Bedroom 2

15'2 x 13'1 (max) (4.62m x 3.99m (max))

### Bedroom 3

11'2 x 10'7 (max) (3.40m x 3.23m (max))

### Bedroom 4

11'2 x 10'9 (max) (3.40m x 3.28m (max))

### Study

7'3 x 6'11 (2.21m x 2.11m)

### Rear Garden

### - Outside -

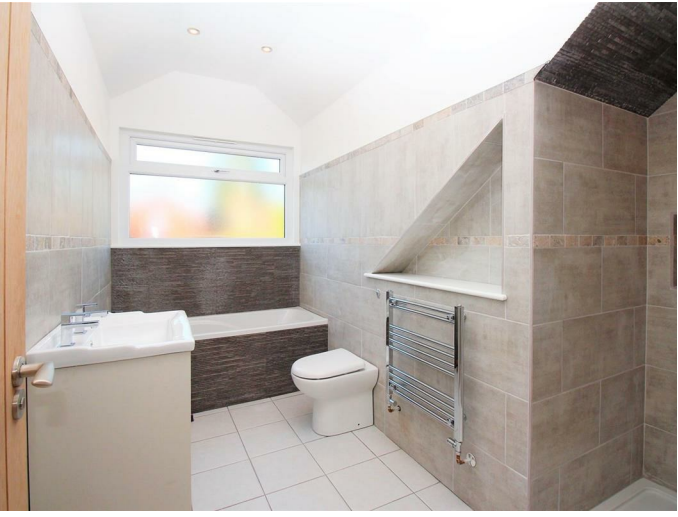
### Double Garage

17'5 x 15'4 (5.31m x 4.67m)

### Driveway

## ABOUT THE AREA

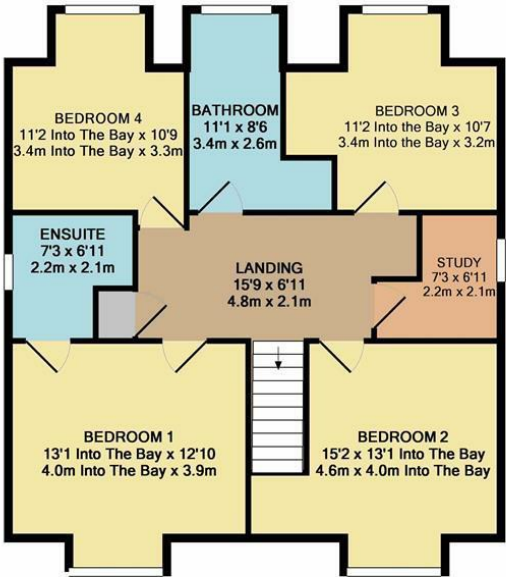
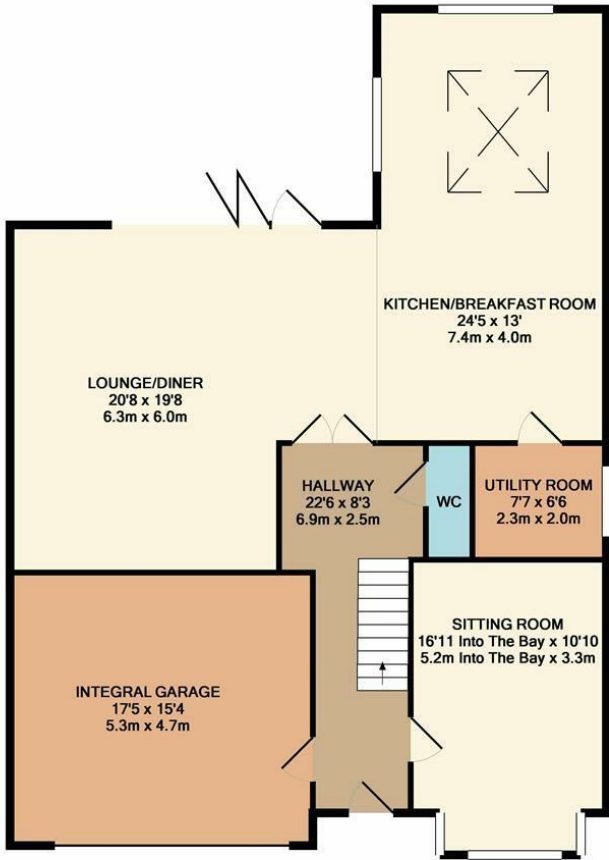
This is a semi-rural area perfect for those looking to be in a beautiful area full of open parkland and green spaces yet within easy access of the hustle and bustle of major town centres such as Dartford and Swanley. Hextable and Swanley have a wealth of country pubs, shops at Swanley Town Centre for one-size-fits-all, or convenience stores dotted around, there are also good schools, and good transport links which include bus services and Swanley Train Station connecting into to London Victoria and Blackfriars. This area is also well situated for road users making use of the A2/A20 and M20/M25 alike.



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APPROX. GROSS INTERNAL FLOOR AREA 2130.00 sq ft



TOTAL APPROX. FLOOR AREA 2130 SQ.FT. (197.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		84
(81-91) B	76	
(69-80) C		
(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



