



Price

£1,250,000

Freehold

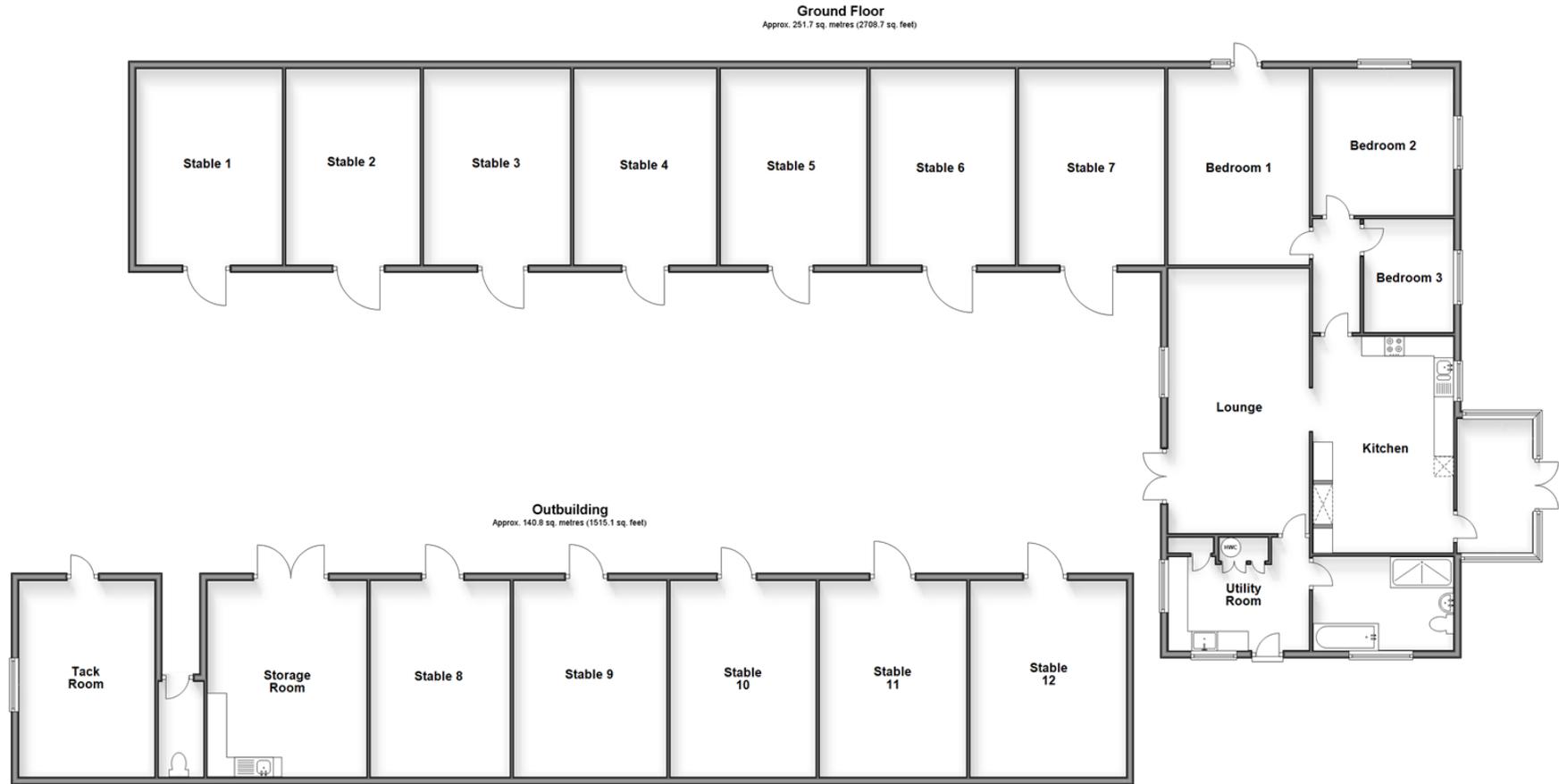
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Clement Street,  
Swanley, Kent, BR8

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Lounge: 22'3 x 11'9 (6.79m x 3.58m)

Kitchen: 17'5 x 11'5 (5.31m x 3.48m)

Bedroom 1: 16'7 x 11'9 (5.06m x 3.58m)

Bedroom 2: 12'3 x 11'5 (3.74m x 3.48m)

Bedroom 3: 9'7 x 7'7 (2.92m x 2.31m)

Bathroom: 11'4 x 8'1 (3.46m x 2.47m)

Utility Room: 11'9 x 9'4 (3.58m x 2.85m)

### Conservatory

Stables 1 - 7

### OUTBUILDING

Tack Room

Storage Room

Stables 8 - 12: 16'0 x 14'0 (4.88m x 4.27m)

Sand School: 40'0 x 20'0 (12.20m x 6.10m)



## Main features

- Equestrian property with riding school and multiple stables included
- Perfect rural location but great commuting links
- Bundles of off-road parking to the Bungalow
- Recently converted Bungalow
- Farningham, Swanley and Dartford train stations close by



### Nearest Schools

Primary Schools: St Pauls' C of E Voluntary Controlled Primary 0.8 miles, Sutton-at-Hone CofE Primary 1.0 miles, Wilmington Primary 1.1 miles

Secondary Schools: Rowhill School 0.8 miles, Furness



### Transport Information

Train Stations: Farningham Road 1.3 miles, Swanley 2.3 miles, Dartford 2.3 miles



### Address

Clement Street, Swanley, Kent, BR8



### Directions

For directions to this property please contact us.



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Call Dartford Branch 01322 288211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

<b>EPC RATING</b> Lightbulb icon   0000	<b>CURRENT:</b> C(73)	<b>POTENTIAL:</b> A(102)
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