



Fens Way | Hextable, Kent, BR8 7SN



Guide Price £350,000 - £375,000

Freehold

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Fens Way, Hextable

Located at the end of a quiet cul de sac in sought after Hextable village is this versatile 3 bedroom semi detached home. In need of some update but perfectly habitable, but could benefit from some love throughout, the property offers amazing potential to create a true grand design style home. Offering an amazing space to the ground floor with an open plan lounge to dining room, kitchen, bathroom and even a utility /boot room with 3 bedrooms upstairs with potential for loft conversion (STRC). Chain Free

Property Features

- Council Tax: D
- EPC Rating: D
- 3 Bedrooms
- 2 Reception Rooms
- Ground Floor Bathroom
- Garage
- Off Street Parking
- Potential for Enhancement
- Chain Free



Interior

Entrance Hall Access to lounge, kitchen, bathroom and stairs to first floor.

Lounge 4.4m x 3.2m (14'5" x 10'6") Double glazed window to side. Open to dining room. Radiator.

Dining Room 4.2m x 3.25m (13'9" x 10'8") Double glazed picture window to front compliments with double glazed window to side. Open to lounge. Radiator.

Kitchen 3.86m x 2.6m (12'8" x 8'6") Double glazed window and door to utility room. Range of matching wall and base cabinets with countertop over with inset sink/drain, hob and integrated oven. Space for fridge and freezer. Storage cupboard.

Utility Room 2.44m x 2.24m (8' x 7'4") Windows to rear and door to side. Space for washing machine.

Bathroom 2m x 1.7m (6'7" x 5'7") Opaque double glazed window to rear. Enclosed panelled bath with shower over. Wash basin. Low level wc. Radiator.

First Floor Landing Providing access to bedrooms.

Bedroom One 4.4m x 3.2m (14'5" x 10'6") Dual double glazed windows to front. Radiator.

Bedroom Two 3.86m x 2.46m (12'8" x 8'1") Double glazed window to rear. Radiator. Airing cupboard.

Bedroom Three 2.13m x 1.88m (7' x 6'2") Double glazed window to rear. Radiator. Loft access.

Loft Boarded with craft space and eaves storage. Power and sockets (not tested) and Window to side.

Exterior

Rear Garden Real grass lawn. Brick built garden room/workshop/potential office.

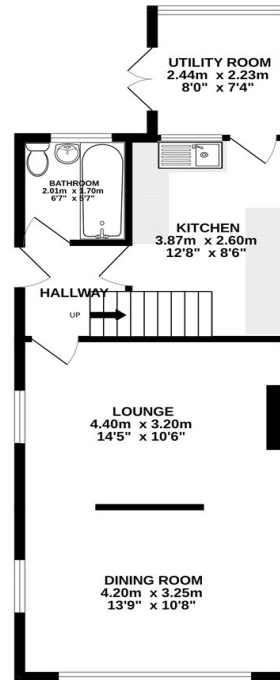
Garden Room Brick built and glazed. Has potential to be so much more than current use.

Garage Up and over door.

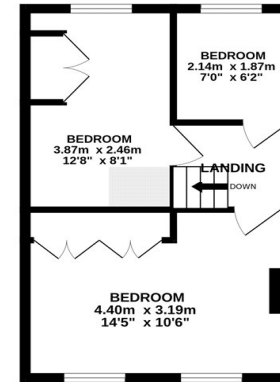
Private Drive Offering off street parking in tandem for multiple cars with further potential for off street parking to the front.

Front Garden laid to lawn with driveway to side.

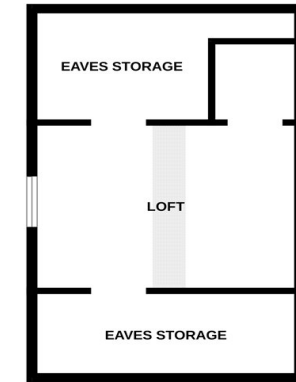
GROUND FLOOR
50.4 sq.m. (543 sq.ft.) approx.



1ST FLOOR
30.9 sq.m. (332 sq.ft.) approx.



2ND FLOOR
31.1 sq.m. (335 sq.ft.) approx.



TOTAL FLOOR AREA : 112.4 sq.m. (1210 sq.ft.) 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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Property Location

Fens Way, Hextable, Kent, BR8 7SN



*All distances from branch postcode. Train time from nearest station.

Additional Information

White goods to remain.

Property is being sold subject to grant of probate.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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