



# Bower Road

Hextable | Kent | BR8 7SF







# Bower Road

Hextable, Kent, BR8 7SF

Guide Price £350k to £375k  
Freehold

Located in sought after Hextable Village is this impressive family home. Offering 3 bedrooms and bathroom to the first floor, with an expansive lounge/diner and kitchen/breakfast room to the ground. Outside is a fantastic rear garden with patio and real grass lawn. Available chain free, internal viewing is a must.

Benefitting from:

- 3 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Private Rear Garden
- Great Access to Schools
- Council Tax: C
- EPC Rating: E



## Accommodation

**Reception Room** 3.96m x 3.35m (13' x 11') Double glazed window to front. Radiator. Feature fireplace. Open to dining room.

**Dining Room** 3.96m x 3.35m (13' x 11') Double glazed window to side. Radiator. Stairs to first floor. Open plan to kitchen and reception room.

**Kitchen/Breakfast Room** 4.01m x 3.28m (13'2" x 10'9") Double glazed window and sliding patio doors to rear. Range of matching wall and base cabinets with countertop over, inset sink, gas hob and integrated oven. Space for washing machine and fridge/freezer.

**First Floor Landing** Access to bedrooms, bathroom and loft.

**Bedroom One** 3.96m x 3.38m (13' x 11'1") Double glazed window to front. Radiator.

**Bedroom Two** 3.38m x 2.1m (11'1" x 6'11") Double glazed window to rear. Radiator.

**Bedroom Three** 3.35m x 1.63m (11' x 5'4") Double glazed window to rear. Radiator.

**Bathroom** 2.97m x 1.9m (9'9" x 6'3") Opaque double glazed window to side. Enclosed panelled bath with shower screen. Vanity wash basin. Low level wc. Heated towel rail.

## Porch

## Exterior

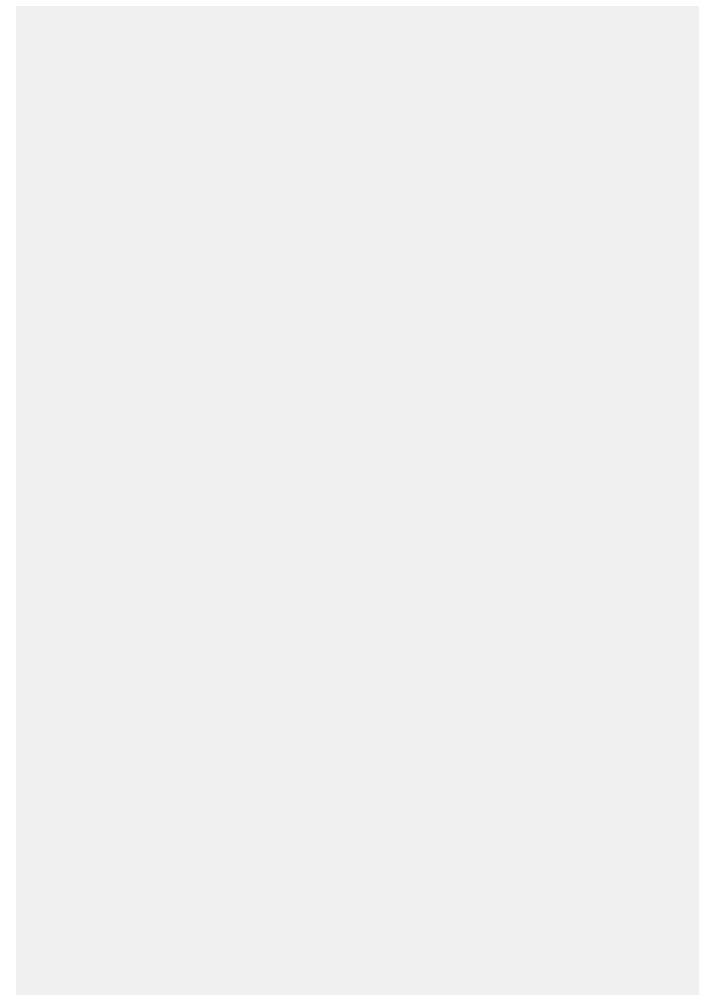
**Rear Garden** Measuring approximately 75 feet (23m) Offering a raised paved patio leading to a real grass lawn with wooden shed.

Secure pedestrian access to front.

**Front Garden** Courtyard style.











## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

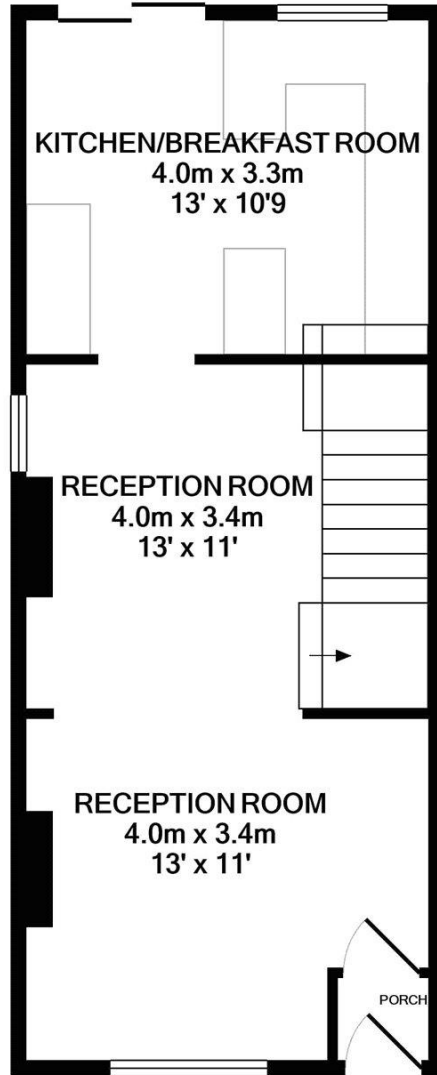
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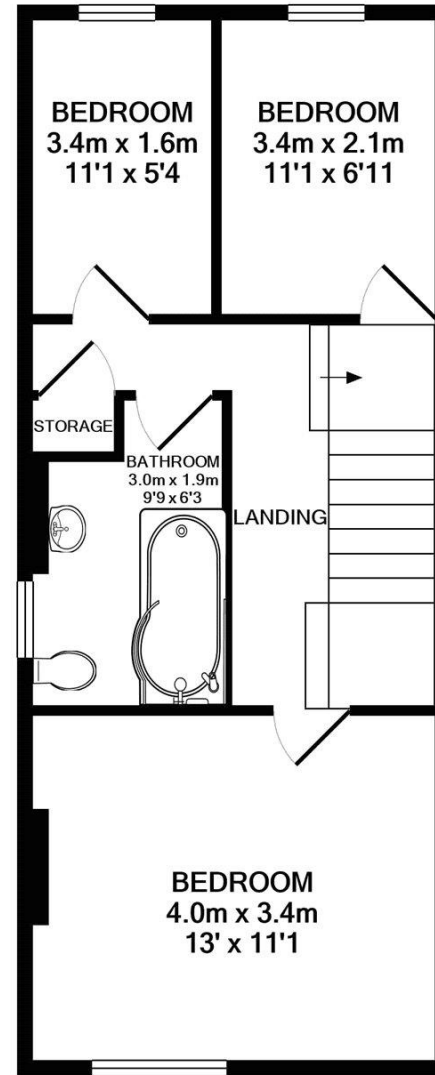
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**ROBINSON-JACKSON**



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 38.7 SQ.M.  
 (417 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 38.9 SQ.M.  
 (419 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.6 SQ.M. (836 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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