



Dawson Drive

Hextable | Kent | BR8 7PN





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Hextable, Kent, BR8 7PN

Offers in excess of £585,000
Freehold

Located in one of Hextable's most sought after roads is this impressive 4 bedroom, 2 bathroom family home. Having been loved and enhanced by the current owners, the property feels welcoming and bright from the kitchen through to the snug and beyond. Internal viewing is a must, not only to appreciate the decor, fit and finish, but to appreciate the light and scale.

Benefitting from:

- Detached
- Four Bedrooms
- Two Bathrooms
- Kitchen/Dining Room
- Three Reception Rooms (inc Kitchen/Dining Room)
- Private Driveway
- Sought After Location
- Council Tax: E
- EPC Rating: D



Accommodation

Entrance Hall Offering access to reception room, kitchen/dining room, cloakroom and stairs to first floor.

Cloakroom Opaque double glazed window to front. Low level wc. Wash basin.

Reception Room 8.6m x 3.23m (28'3" x 10'7") Double glazed bay window to front with double glazed patio doors to rear. French doors into kitchen/dining room. Radiators.

Kitchen/Dining Room 5.74m x 4.95m (18'10" x 16'3") L-Shaped Double glazed window to rear, complimented by double glazed skylight and French doors to garden. Range of matching wall and base cabinets with real wooden countertop over with butler style inset sink/drainers and gas hob. Integrated oven, dishwasher, fridge/freezer and washing machine. Access to snug.

Snug 3.7m x 2.44m (12'2" x 8') Double glazed door to side. Radiator. Access to folly garage/storage.

First Floor Landing Providing access to bedrooms, family bathroom and loft.

Bedroom One 4.8m x 4m (15'9" x 13'1") Dual double glazed window to rear. Integrated wardrobes. Radiator. Access to private ensuite shower room.

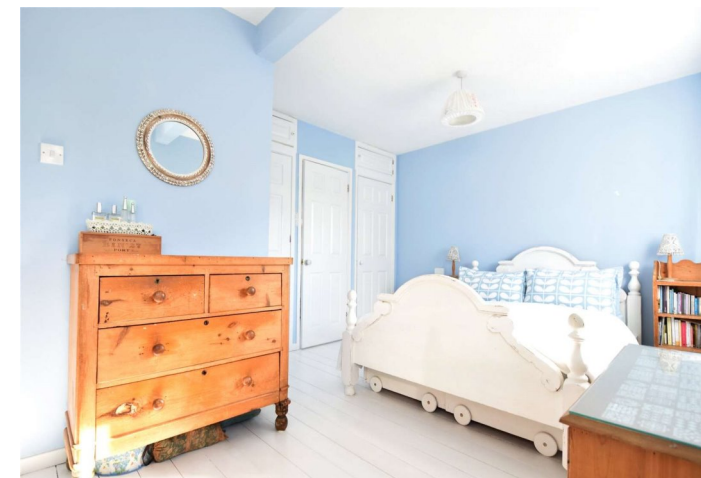
Ensuite Shower Room Opaque double glazed window to front. Enclosed cubicle shower. Wash basin. Low level wc. Heated towel rail.

Bedroom Two 3.33m x 3.02m (10'11" x 9'11") Double glazed window to rear. Radiator.

Bedroom Three 3.25m x 2.54m (10'8" x 8'4") Double glazed window to front. Radiator.

Bedroom Four 2.84m x 1.85m (9'4" x 6'1") Double glazed window to front. Radiator.

Family Bathroom Opaque double glazed window to side. Enclosed panelled bath. Wash basin. Low level wc. Heated towel rail.





Exterior

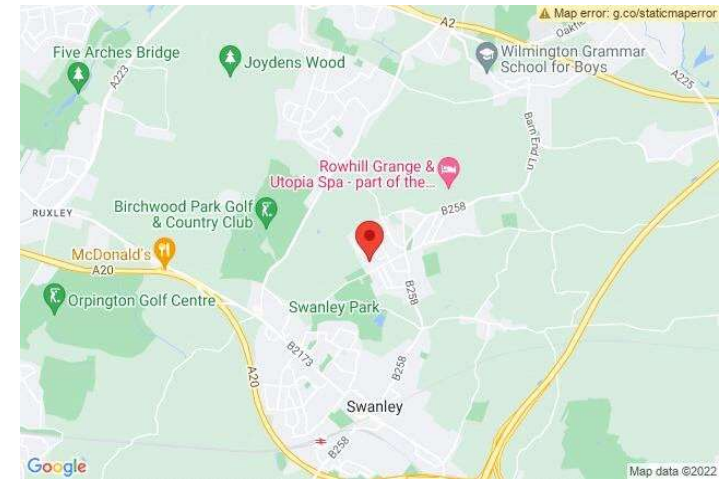
Rear Garden Measuring approximately 32' x 23' (9.6m x 6.9m) offering a neat paved patio with real grass lawn beyond and a secluded decked area. Storage area to either side.

Front Garden Offering a real grass lawn area with driveway to one side providing off street parking.

Council Tax - E

EPC Rating - D





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 from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

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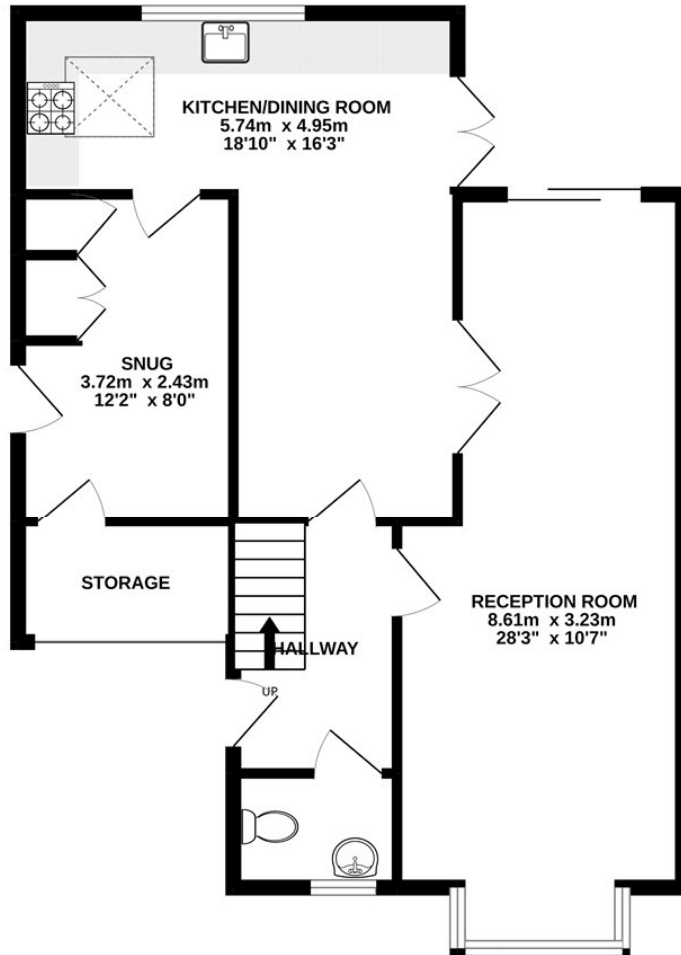
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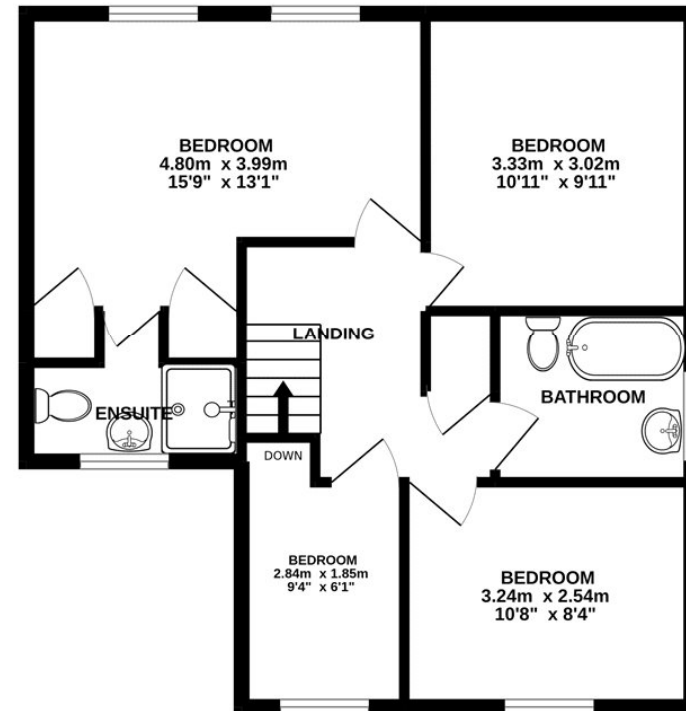
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ROBINSON-JACKSON

GROUND FLOOR
63.7 sq.m. (686 sq.ft.) approx.



1ST FLOOR
52.3 sq.m. (563 sq.ft.) approx.



TOTAL FLOOR AREA : 116.0 sq.m. (1249 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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