



# Fens Way

Hextable | Kent | BR8 7SW







# Fens Way

Hextable, Kent, BR8 7SW

Offers in excess of £390,000  
Freehold

Located in the ever popular village of Hextable is this end of terrace house which has undergone many improvements in the past four years. Internally you will find the lounge, modern kitchen opening into the dining room with a wood burning stove. To the first floor are three bedrooms and modern bathroom suite. The rear garden is a generous size with side gated access.

There is potential to extend to the side of the property, subject to council approval. There is also the possibility of a driveway to front, subject to council approval.

Internal viewing is highly recommended.





## Benefitting from:

- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Modern Bathroom
- Solar Photovoltaic Panels with Battery Storage
- Wood Burner
- South Facing Garden
- Energy Efficient
- Viewing Essential
- Village Location
- Council Tax: D
- EPC Rating: C

## Accommodation

**Entrance Hall** Double glazed window to side. Access to lounge, kitchen and stairs to first floor.

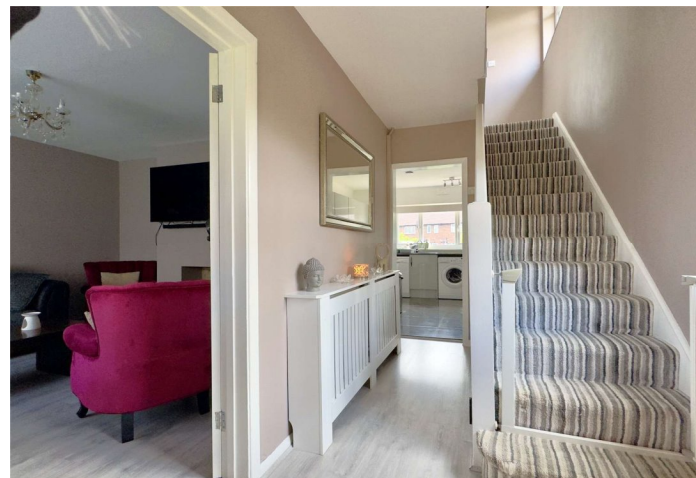
**Living Room** 4.57m x 3.66m (15' x 12') Double glazed bay window to front. Feature decorative fireplace. Radiator.

**Kitchen** 3.45m x 2.4m (11'4" x 7'10") Double glazed window to rear. Open to dining room. Range of matching wall and base cabinets with countertop over with inset sink/drain. Integrated gas hob with oven under. Space for fridge/freezer and washing machine.

**Dining Room** 3.3m x 2.84m (10'10" x 9'4") Double glazed sliding patio doors to rear. radiator. Feature fire place with multi-fuel stove inset. Open to kitchen.

**First Floor Landing** Double glazed window to side. Providing access to bedrooms, bathroom and loft. Airing cupboard.

**Bedroom One** 3.66m x 3.66m (12' x 12') Double glazed window to front. Integrated wardrobe. Radiator.







**Bedroom Two** 3.05m x 2.92m (10' x 9'7") Double glazed window to rear. Integrated wardrobe. Radiator.

**Bedroom Three** 2.67m x 2.46m (8'9" x 8'1") Double glazed window to front. Radiator. Fitted wardrobe.

**Bathroom** Dual opaque double glazed windows to rear. Enclosed P-shaped shower bath with glass screen and shower over. Wash basin. Low level wc. Heated towel rail.

## Exterior

Rear Garden Benefiting from a Southern exposure providing day round sun. Offering a real grass lawn beyond a paved patio surrounded by planted borders. Brick built shed. Green house. Secure pedestrian access.

Front Garden Real grass lawn with path to rear garden (potential to create off street parking subject to relevant consents).

## Additional Information

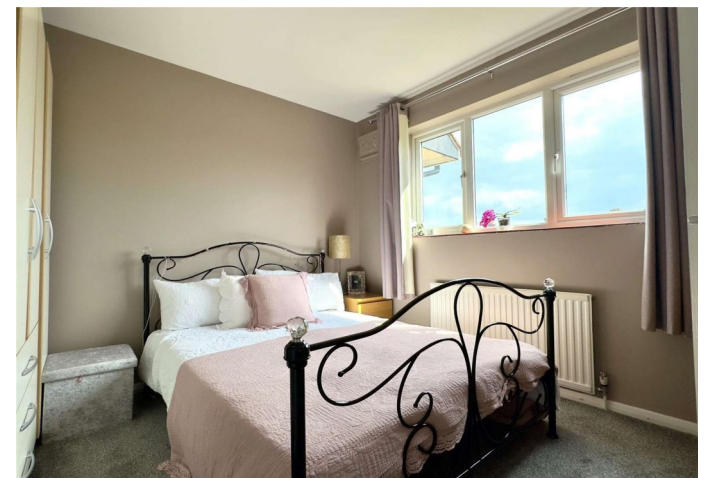
EPC created prior to installation of updated boiler and 10 x solar photovoltaic panels with 3.6kw inverter and 5kWh battery storage.

Potential to create off street parking would be subject to relevant consents.

Being an EPC rating C allows access to exclusive eco mortgage rates.

Council Tax - D

EPC Rating - C







## 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.

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**ROBINSON-JACKSON**



First Floor

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Ground Floor



