



Fens Way | Hextable, Kent, BR8 7SW



Offers In Excess £390,000  
Freehold

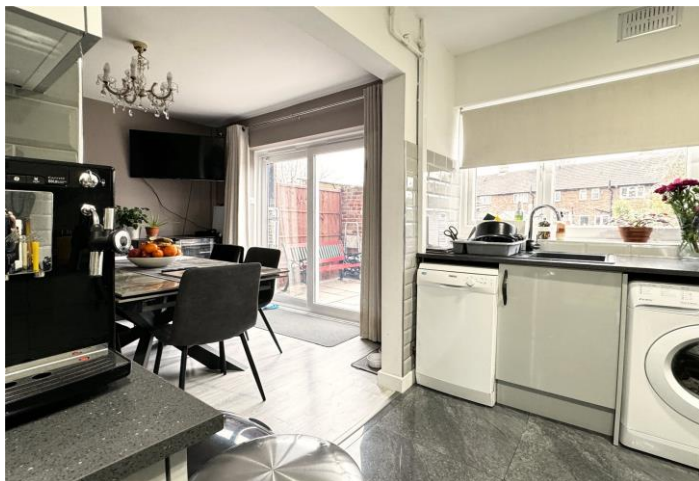
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## Fens Way, Hextable

Located in sought after Hextable Village is this impressive 3 bedroom family home. Offering solar photovoltaic panels with battery storage and multi fuel stove, this home offers great living space, energy efficiency and amazing potential. Internal viewing is essential.

### Property Features

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



## Interior

**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).



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

### Ground Floor



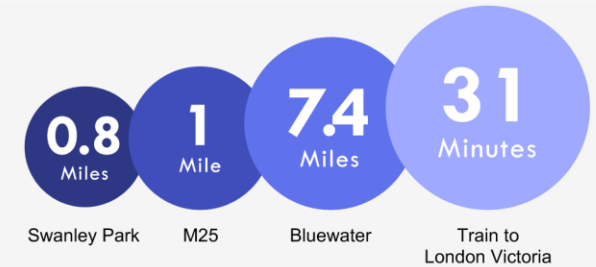
### First Floor





## Property Location

Fens Way, Hextable, Kent, BR8 7SW



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

## 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. Planning permission is granted.

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

FOR MORE INFORMATION  
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