



Claremont Road

Hextable | Kent | BR8 7QU





Claremont Road

Hextable, Kent, BR8 7QU

Guide Price £450,000 to £475,000

Freehold

Robinson Jackson are extremely excited to offer for sale this three/four bedroom semi detached house for sale located in the heart of Hextable. The property comprises lounge/diner, modern kitchen and utility room plus a ground floor cloakroom. There is also a playroom/office/bedroom four.

To the first floor are two double bedrooms and a generous single third bedroom. The rear garden is generous in size. There is off road parking to the front for two cars. Within walking distance to the local village school.

Benefitting from:

- Ground Floor Cloakroom
- 2 Reception Rooms
- Kitchen & Utility Room
- Playroom/Study/Bedroom 4
- 3 First Floor Bedrooms
- Modern First Floor Bathroom
- Driveway
- Rear Garden
- Popular Location
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hall 5.08m x 1.83m (16'8" x 6') Double glazed door to front. Bespoke under stairs cupboard. Radiator. Wood laminate flooring. Stairs to first floor.

Cloakroom Low level WC. Wash hand basin. Tiled walls. Wood laminate flooring.

Lounge 4.22m x 3.18m (13'10" x 10'5") Double glazed window to front. Radiator. Coving. Carpet.

Dining Room 4.11m x 2.77m (13'6" x 9'1") Double glazed double doors to rear which leads to the garden. Radiator. Coving. Carpet.

Play Room/Office/Bedroom Four 5m x 1.98m (16'5" x 6'6") Double glazed window to front. Radiator. Carpet.

Kitchen 3.3m x 2.29m (10'10" x 7'6") Double glazed window to rear. Range of matching wall and base units with complimentary work surface over. Stainless steel sink. Space for cooker.

Utility Room 3.18m x 2.03m (10'5" x 6'8") Double glazed door to rear. Double glazed window to rear. Range of matching wall and base units with work surface over. Space for washing machine. Space for fridge freezer. Space for dishwasher.

Landing Double glazed window to side. Storage cupboard. Carpet. Loft hatch.

Bedroom One 4.37m x 2.95m (14'4" x 9'8") Double glazed window to front. Cupboard housing hot water tank. Radiator. Carpet.

Bedroom Two 3.35m x 3.15m (11' x 10'4") Double glazed window to rear. Mirrored sliding wardrobes. Radiator. Carpet.

Bedroom Three 2.95m x 2.06m (9'8" x 6'9") Double glazed window to front. Storage cupboard. Radiator. Carpet.

Bathroom 2.1m x 1.85m (6'11" x 6'1") Frosted double glazed window to side. Low level WC. Vanity wash hand basin. Panelled bath with electric shower over. Heated towel rail. Vinyl flooring.





Exterior

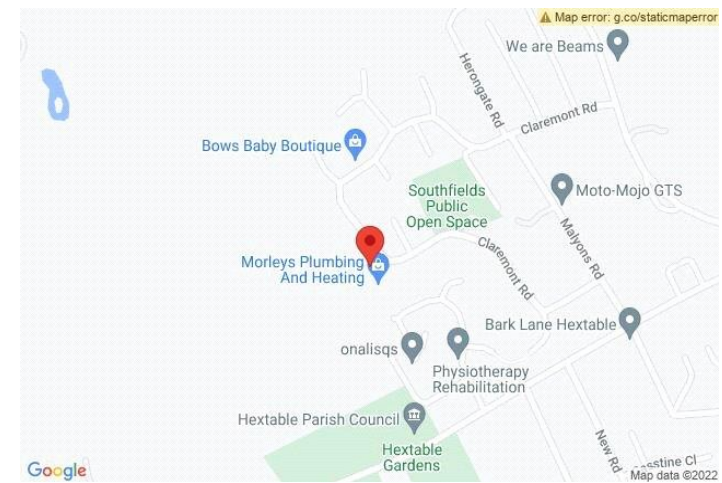
Rear Garden: Mainly laid to lawn with walled surround. Shed.

Parking: Off road parking to front.

Council Tax – D

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 & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

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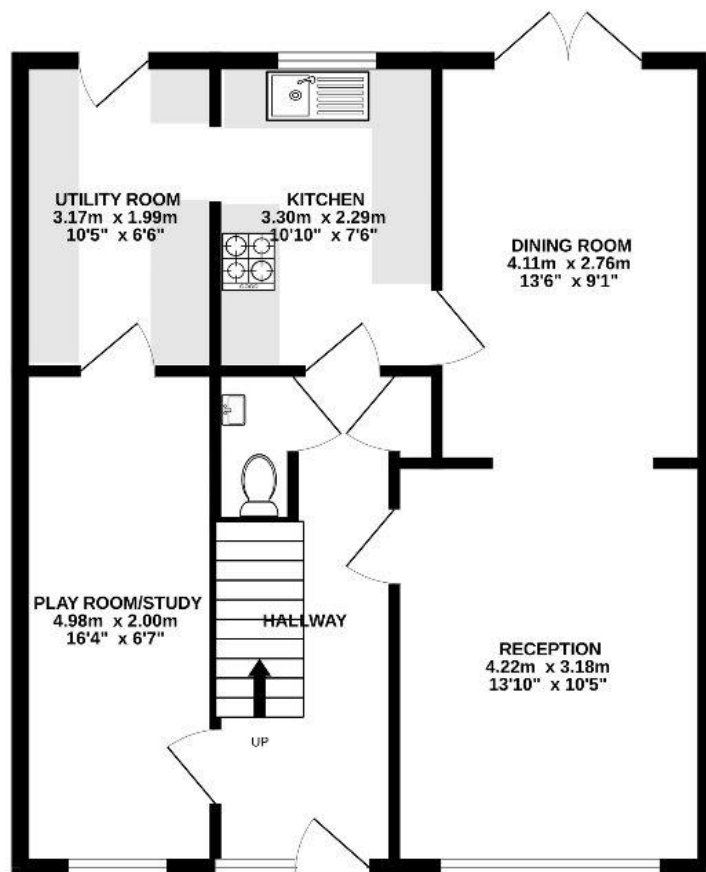
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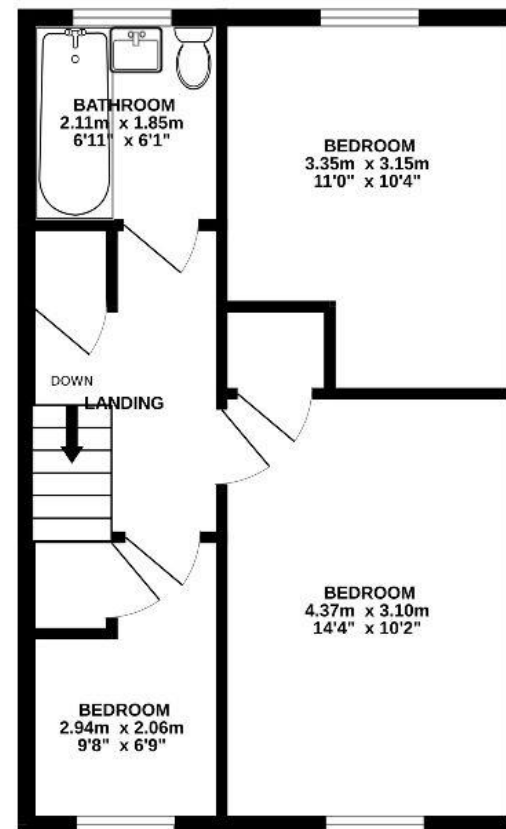
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ROBINSON-JACKSON

GROUND FLOOR
57.8 sq.m. (623 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA : 99.2 sq.m. (1068 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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