



# College Road

Hextable | Kent | BR8 7LW



# College Road

Hextable, Kent, BR8 7LW

Asking Price £1,100,000

Freehold

Nestled in the amazing commuter village of Hextable, located on the periphery of Birchwood and Swanley with easy access to revered golf clubs, spas, Grammar Schools, station and more is this remarkable detached residence. Boasting in its current layout, 3 to 4 bedrooms, 2 reception rooms, 2 bathrooms, kitchen and utility room, but also comes with approved planning permission for a 2-storey side and rear extension to create an amazing 5 bedroom, 4 bathroom, 3 reception grand design. Additionally, there is planning permission to replace the existing garage with a 3 bedroom detached residence. Relevant planning consent references can be found in the additional information.

Adding to the property's allure is an expansive 110' x 68' south-facing rear garden, perfectly complemented by a genuine 'carriage' driveway. Internal viewing is imperative to fully grasp the current offerings of the property and to envision the untapped potential it holds.

This home is ideal for those seeking a family residence with the prospect of enhancing its value. Look no further if you desire a property that seamlessly combines current comforts with future possibilities.



# Accommodation

**Entrance Hall** Providing access to reception room/bedroom, sitting room, kitchen and stairs to first floor. Radiator.

**Reception Room/Bedroom** 4.98m x 3.63m (16'4" x 11'11") Double glazed window to front. Double glazed patio doors to rear. Radiator. Feature fireplace with gas fire inset (not tested).

**Sitting Room** 3.94m x 3.9m (12'11" x 12'10") Double glazed patio doors to rear. Radiator. Feature fireplace with gas fire inset (not tested). Open to dining room.

**Dining Room** 3.63m x 3.02m (11'11" x 9'11") Double glazed patio doors to rear. Radiator. Open to sitting room.

**Kitchen** 3.63m x 2.8m (11'11" x 9'2") Dual double glazed windows to front. Range of matching wall and base cabinets with countertop over with inset sink/drain and gas hob. Integrated double oven and fridge. Space for dishwasher. Access to utility room.

**Utility Room** 4.98m x 1.75m (16'4" x 5'9") Double glazed doors to rear and side. Range of matching base units with countertop over with butler sink inset. Access to cloakroom.

**Cloakroom** Double glazed window to side. High level cistern wc. Wash basin.

**First Floor Landing** Providing access to bedrooms, bathroom and loft. Airing cupboard.

**Bedroom One** 3.35m x 10 (11' x 10) Double glazed window to rear. Full width bank of wardrobes. Radiator. Access to private en suite shower room.

**Ensuite Shower Room** Open shower. Wash basin. Low level wc.

**Bedroom Two** 4m x 3.18m (13'1" x 10'5") Double glazed window to rear. Radiator. Built in wardrobes.

**Bedroom Three** 2.95m x 2.7m (9'8" x 8'10") Double glazed window to front. Radiator. Built in cupboard.

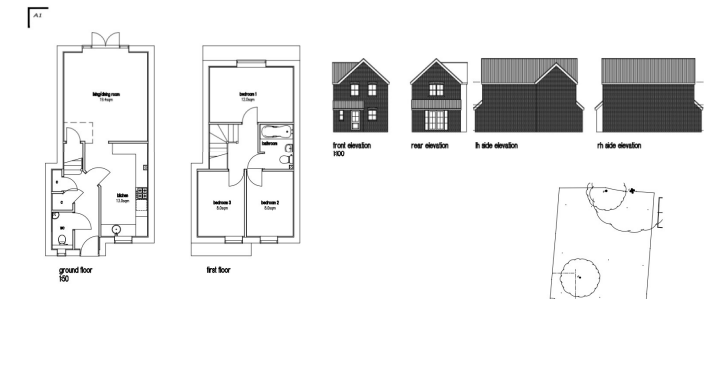
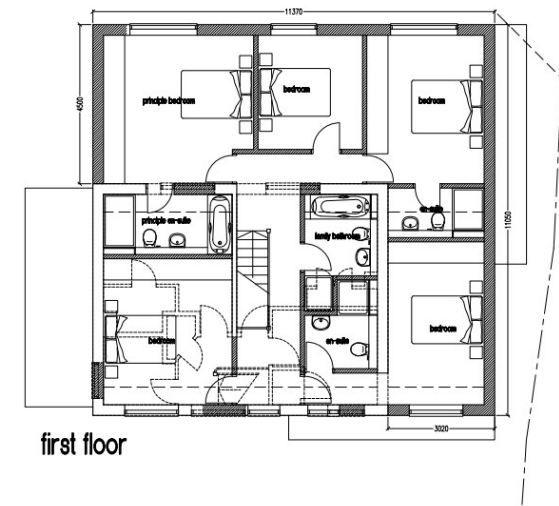
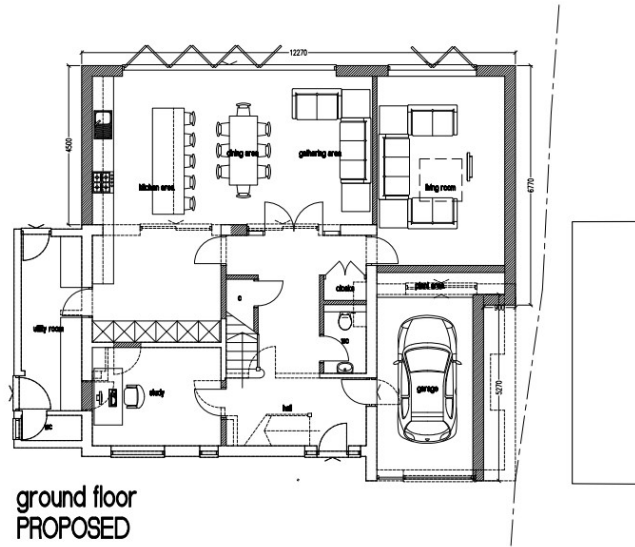
**Bathroom** 1.98m x 1.93m (6'6" x 6'4") Opaque double glazed window to side. Enclosed panelled P-Shaped bath with shower over. Vanity wash basin and WC. Heated towel rail.

# Exterior

**Rear Garden** 110' x 68' (33.5m x 20.7m) Due South facing offering an amazing real grass lawn with interspersed planting creating several zones all extending from a paved patio which can be accessed from all living rooms. Access to garage.

**Garage** 15'5 x 9' (4.7m x 2.74m) Barn style doors to front. Door to garden. Power and light.

**Carriage Driveway** providing off street parking for several vehicles. Planted borders.





## Benefitting from:

- Granted Planning Permission for Extension and Detached Residence
- 3-4 Bedrooms
- 2 Bathrooms
- 2-3 Reception Rooms
- Due South Facing Rear Garden
- Carriage Driveway
- Council Tax: F
- EPC Rating: D

## Additional Information

Sevenoaks Planning Portal

<https://pa.sevenoaks.gov.uk/online-applications/>

Ref

100061023105 | 73 College Road Hextable Kent BR8 7LW

2 Storey Side and Rear Extension Planning Permission Granted

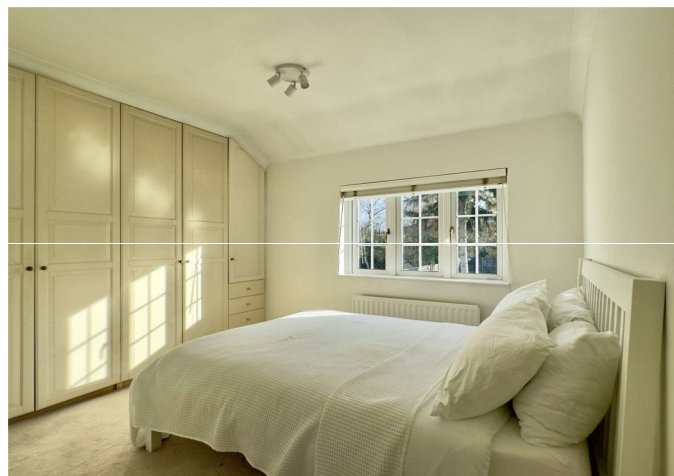
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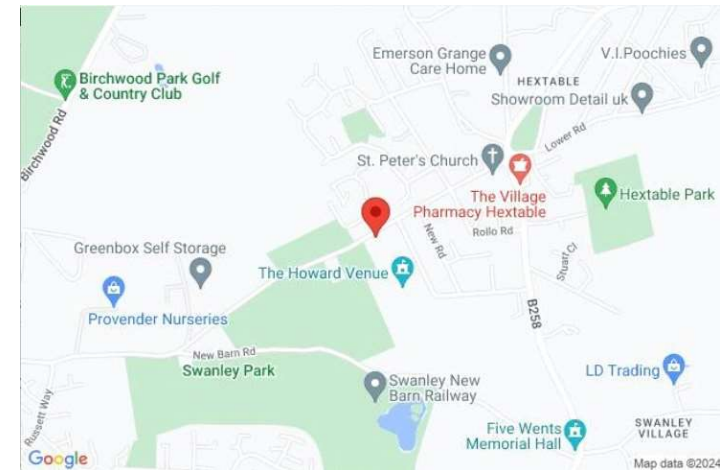
Planning Portal Reference PP-11664344

3 Bedroom Detached House Permission Granted

**Reference 23/01432/FUL**

Planning Portal Reference PP-12174714





## 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

01322 666444

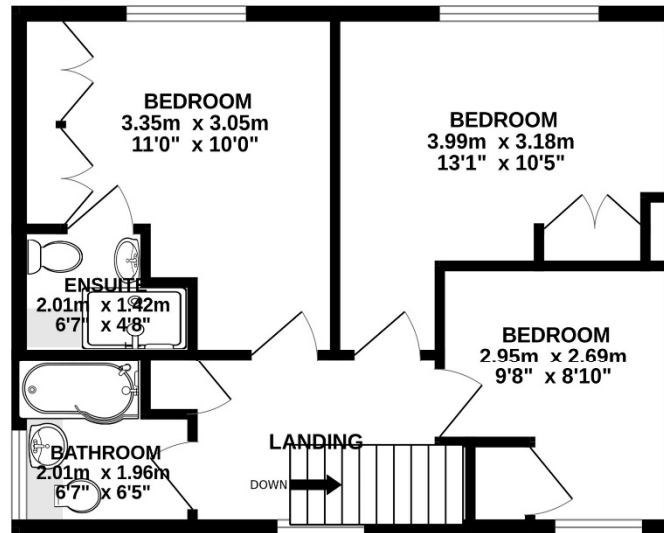
Robinson Jackson  
39 High Street,  
Swanley,  
Kent BR8 8AE

swanley@robinson-jackson.com

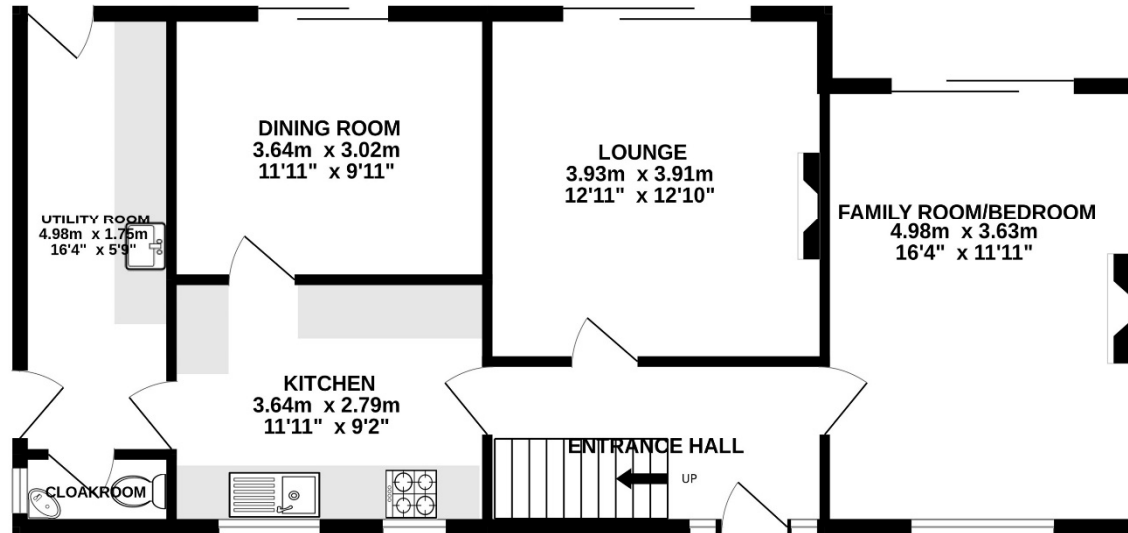
SALES | MORTGAGES | LEGALS

**ROBINSON-JACKSON**

**1ST FLOOR**  
43.8 sq.m. (472 sq.ft.) approx.



**GROUND FLOOR**  
71.5 sq.m. (769 sq.ft.) approx.



**TOTAL FLOOR AREA : 115.3 sq.m. (1241 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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