



Victoria Hill Road | Hextable, BR8 7LL



Offers IEO: £415,000
Freehold

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Victoria Hill Road, Hextable

Situated on a peaceful street within the highly desirable village of Hextable is this immaculately maintained three-bedroom semi-detached home, conveniently located close to local shops and only a 1.2 mile walk to Swanley Station. The current owner has also recently enhanced the property by installing brand new double glazing throughout in June 2023.

Upon entry, you'll be welcomed by an inviting entrance hall leading to a spacious lounge diner with sliding patio doors to garden and a contemporary kitchen. Upstairs, you'll find three bedrooms, a bathroom, and a separate WC.

Outside, you'll find a manageable sized rear garden featuring patios, a lawn, and a garage (9'6" by 18'3") with roller door with access from the driveway and a door from the garden offering space for a car. Overall, this property presents an amazing home that has been meticulously maintained by the current owner, emphasizing the necessity of internal viewing.

Property Features

- Council Tax: D
- EPC Rating: C
- Through Lounge Diner
- Modern Kitchen
- First Floor Bathroom & Separate WC
- Three Bedrooms
- Rear Garden
- Garage
- Popular Village Location



Interior

Entrance Hall 4.11m x 1.7m (13'6" x 5'7") Double glazed door to front. Under stairs cupboard. Stairs to first floor.

Lounge/Diner 7.7m x 3.48m (25'3" x 11'5") Double glazed window to front. Double glazed patio doors to rear. Radiators. Carpet. Feature fire surround.

Kitchen 3.63m x 2.41m (11'11" x 7'11") Double glazed window to side. Double glazed door to rear. Range of all and base units with work surfaces over, built in oven, hob, and extractor. Space for washing machine. Space for fridge freezer.

Landing Double glazed window to side. Carpet. Access to loft. Cupboard housing boiler.

Bedroom One 3.94m x 2.64m (12'11" x 8'8") Double glazed window to front. Carpet. Radiator. Built in sliding wardrobes.

Bedroom Two 3.63m x 2.77m (11'11" x 9'1") Double glazed window to rear. Carpet. Radiator.

Bedroom Three 2.87m x 2.03m (9'5" x 6'8") Double glazed window to front. Carpet. Radiator.

Bathroom Double glazed window to rear. Panelled bath with shower over. Wash hand basin. Tiled walls.

Separate WC Double glazed window to rear. Low level WC. Tiled walls.

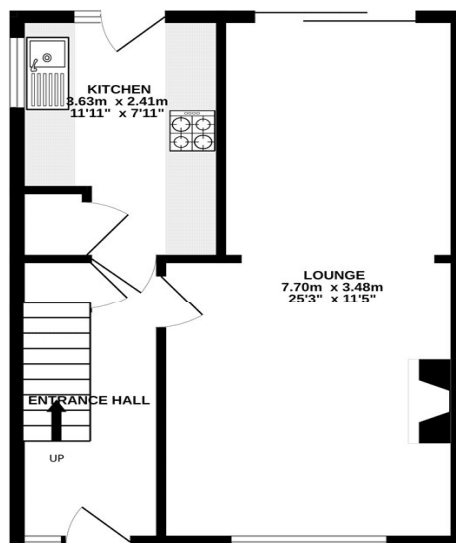
Exterior

Rear Garden: Side gated pedestrian access. Patio area. Laid to lawn. Door to garage.

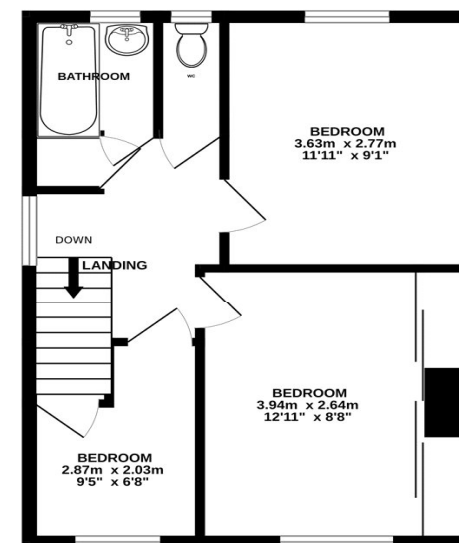
Garage: Roller door to front. Door into garden.

Front Garden: Lawn with shrub border and slate style chippings.

GROUND FLOOR
39.0 sq.m. (420 sq.ft.) approx.

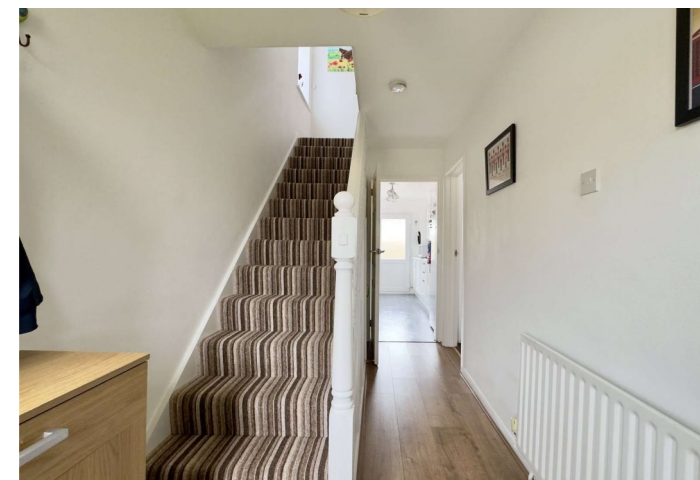


1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 78.2 sq.m. (841 sq.ft.) approx.

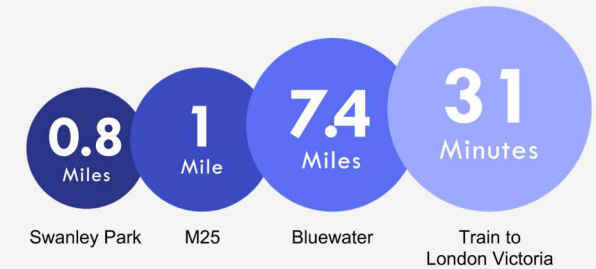
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Property Location

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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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