



Rollo Road | Hextable, Kent, BR8 7RD



Guide Price £375,000- £400,000

Freehold

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Rollo Road, Hextable

Located in a quiet sought after road in revered Hextable Village is this impeccable 3 bedroom family home. Offering more than meets the eye. Upon entering this versatile home one is greeted with a great size living room which is open to the dining room and in turn to the kitchen/breakfast room with fantastic roof lantern and well appointed bathroom. Whilst upstairs are 3 great sized bedrooms. Outside you are welcomed to an oasis of tranquil calm, with raised pond (could be converted to planter), artificial lawn, composite decking and garden office/studio. Overall an amazing family home offering fantastic living space with potential in the future to create more. Internal viewing highly recommended.



Interior

Entrance Area

Lounge 4.17m x 3.9m (13'8" x 12'10") max Double glazed sash bay window to front. Feature fireplace. Radiator. Double doors to dining room.

Dining Room 3.78m x 3.23m (12'5" x 10'7") Open to living room and kitchen/breakfast room. Stairs to first floor. Radiator.

Kitchen/Breakfast Room 4.11m x 3.78m (13'6" x 12'5") max Large double glazed roof lantern flooding the space with light. Kitchen area comprises a range of wall and base cabinets with countertop over with inset butler style sink, integrated gas hob and oven. Space for washing machine, fridge/freezer and dishwasher. Double glazed French doors to garden.

Bathroom 2.26m x 2.08m (7'5" x 6'10") Opaque double glazed window to rear. Offering a 4 piece bathroom suite comprising; free standing roll top bath, cubicle shower. Wash basin and low level wc. Heated towel rail.

First Floor Landing Providing access to bedrooms and loft.

Bedroom One 3.4m x 4.14m (11'2" x 13'7") Dual double glazed sash windows to front. Radiator. Fitted wardrobes.

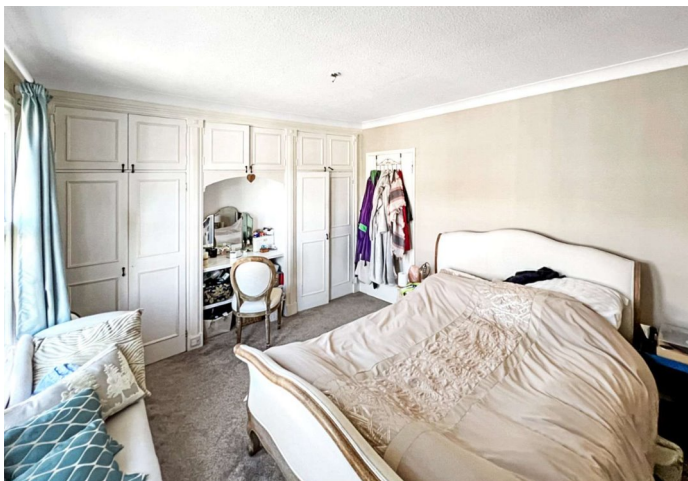
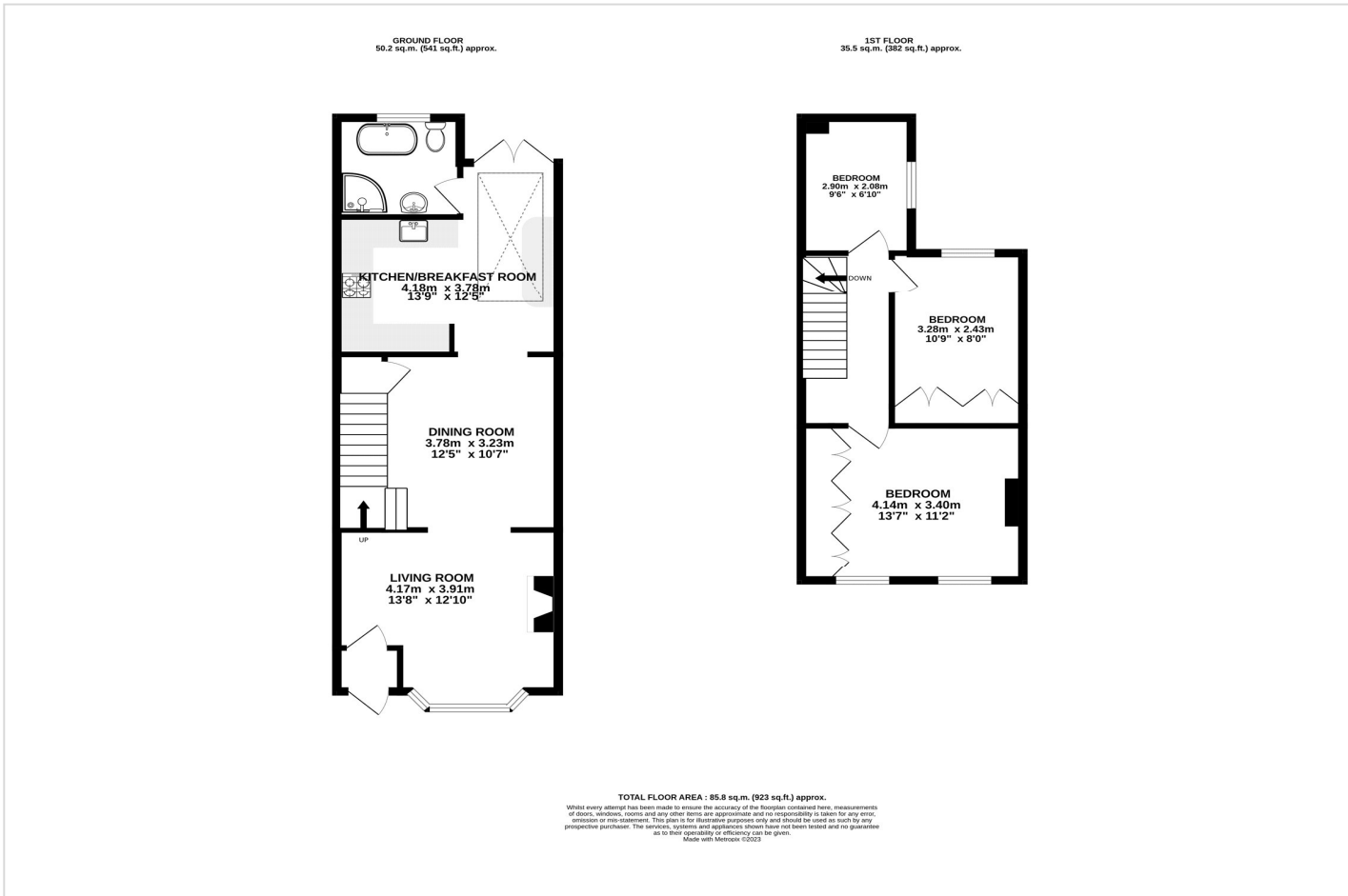
Bedroom Two 3.28m x 2.43m (10'9" x 8') Double glazed window to rear. radiator. Full width fitted wardrobes.

Bedroom Three 2.9m x 2.08m (9'6" x 6'10") Double glazed window to side. Radiator.

Exterior

Rear Garden Extending approximately 87' (26.5m) with a westerly exposure. Offering a real grass lawn separated by dedicated zones leading to a well designed garden studio/office/store.

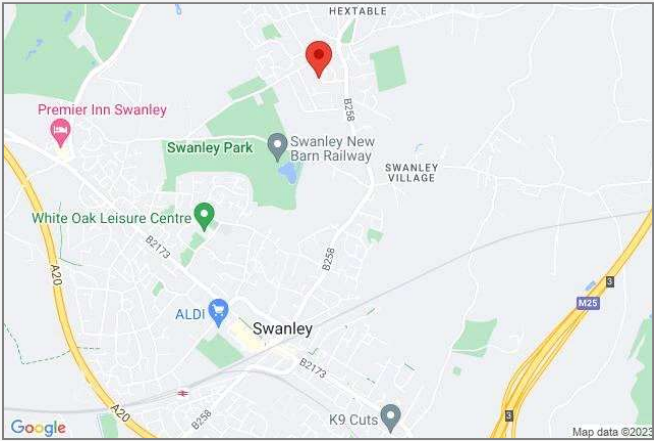
Garden Studio/Office/Store Offering a well insulated working/relaxing space with power and light with a storage area to one side. Composite decking to front.





Property Location

Rollo Road, Hextable, Kent, BR8 7RD



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

Property Features

- 3 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- 4 Piece Bathroom Suite
- Garden Office/Studio
- Amazing Village Location
- Versatile Home with Development Potential
- Council Tax: C
- EPC Rating: D

FOR MORE INFORMATION
CONTACT US TODAY.

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