



# College Road

Hextable | Kent | BR8 7RH









# College Road

Hextable, Kent, BR8 7RH

Asking Price £500,000

Freehold

Located in sought after Hextable Village is this 3 double bedroom, 2 bathroom family home. Offering an expansive living space comprising open plan lounge/diner, leading to the kitchen/breakfast room and fantastic conservatory with the added benefit of a full shower room to the ground floor. Upstairs are the aforementioned double bedrooms and luxurious bathroom. Outside is a an impressive secluded south facing rear garden with accessible workshop, access through garage and a wealth of off street parking.

Benefitting from:

- 3 Double bedrooms
- 2 Bathrooms
- Open Plan Lounge/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- South Facing Garden
- 7.05m Garage
- Off Street Parking
- Council Tax: E
- EPC Rating: D





## Accommodation

**Entrance Porch** Double glazed window and door to front.

**Hallway** Providing access to reception rooms, shower room and stairs to first floor.

**Lounge** 3.38m x 3.3m (11'1" x 10'10") Double glazed bay window to front. Radiator. Open to dining room.

**Dining Room** 3.41m x 3.23m (11'2" x 10'7") Open to lounge and kitchen/breakfast room. Radiator.

**Kitchen/Breakfast Room** 4.63m x 2.83m (15'2" x 9'3") Double glazed window to rear, door to side and French doors to conservatory. Range of matching wall and base cabinets with countertop over with sink/drainers inset. Integrated oven and hob. Space for fridge/freezer, washing machine and dishwasher. Breakfast bar.

**Conservatory** 3.8m x 2.9m (12'6" x 9'6") Double glazed windows all round with French doors to garden. Solid insulated roof. Electric heater. Air conditioning unit.

**Shower Room** 1.92m x 1.41m (6'4" x 4'8") Enclosed cubicle shower. Wash basin. Low level wc. Heated towel rail.

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

**Bedroom One** 3.89m x 3.2m (12'9" x 10'6") Double glazed bay window to front. Built in wardrobes. Radiator.

**Bedroom Two** 3.48m x 3.1m (11'5" x 10'2") Double glazed window to rear. Built in wardrobes. Radiator.

**Bedroom Three** 3.9m x 2.95m (12'10" x 9'8") Double glazed window to front. Radiator.

**Bathroom** 3.01m x 1.68m (9'11" x 5'6") Opaque double glazed window to rear. Enclosed panelled bath. Vanity wash basin with twin bowl sinks. Low level wc. Heated towel rail.







## Exterior

Rear Garden Measuring approximately 80' (25m) with a Southern exposure. Offering a real grass lawn, block paved patio and path/drive to workshop and secluded area where there is a shed.

Workshop 20' x 7'9 (6m x 2.4m) Up and over door. Power and light.

Garage Electrically operated roller door to front with double glazed doors and window to rear. Sink.

Front Garden Laid with block paving to create a driveway for off street parking.

## Additional Information

Hextable is located close by to Swanley where the station offers fast services to London Bridge, Victoria and Blackfriars as well as Wilmington which offers a choice of secondary schools with Dartford a little farther with highly regarded Grammar schools. Other amenities nearby are the M25, M20 and A20 commuter links.

Council Tax - E

EPC Rating - D



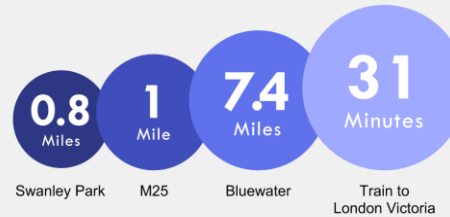




## Important Notice

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 from branch postcode. Train time from nearest station.

(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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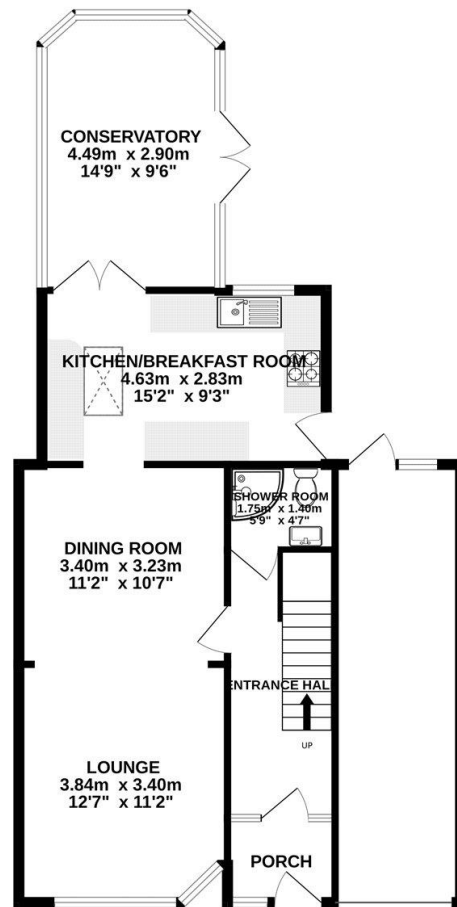
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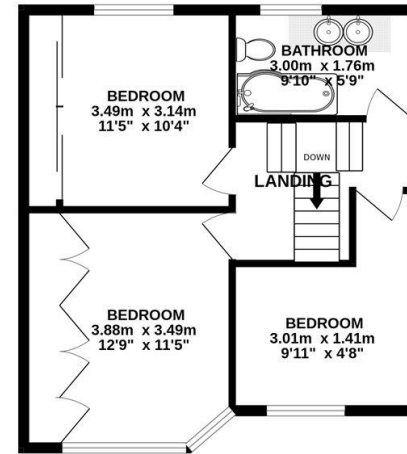
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**ROBINSON-JACKSON**

**GROUND FLOOR**  
77.1 sq.m. (829 sq.ft.) approx.



**1ST FLOOR**  
43.7 sq.m. (470 sq.ft.) approx.



**TOTAL FLOOR AREA : 120.7 sq.m. (1300 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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