



Emersons Avenue | Hextable, BR8 7WS



Guide Price £650,000 - £675,000

Freehold

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Emersons Avenue, Hextable

Situated in one of Hextable's most revered roads is this impeccable detached, 4 bedroom, 2 bathroom, 3 reception family home. Offering bright and versatile living space with a homely flow. Outside you will find a fantastic South facing rear garden, tandem garage and a wealth of off street parking. Close by are Swanley, with impressive train links to London Bridge (20 minute service), Victoria and Blackfriars as well as Wilmington and Dartford with choice of secondary schools. Don't miss the chance to make this exceptional property your dream home.



Interior

Storm Porch

Entrance Hall Double glazed window and door to front. Providing access to lounge, study, dining room, kitchen, cloakroom and stairs to first floor. Radiator. Under stairs storage cupboard.

Dining Room 3.35m x 2.74m (11' x 9') Double glazed window to front. Radiator.

Cloakroom 1.5m x 1.05m (4'11" x 3'5") Double glazed to window to side. Low level w.c. Wash basin.

Lounge 4.69m x 4.39m (15'5" x 14'5") Double glazed French doors with matching side light windows to conservatory. Radiators.

Conservatory 3.61m x 2.71m (11'10" x 9'8") Double glazed windows all round with door to garden.

Study 2.36m x 3.05m (7'9" x 10') Double glazed window to front. Radiator.

Kitchen 3.21m x 2.95m (10'6" x 9'8") Double glazed window to rear and door to side. Range of matching wall and base cabinets with countertop over with 1 1/2 bowl sink/drainers inset. Space for fridge, freezer, dishwasher and washing machine. Integrated oven and hob. Radiator.

First Floor Landing Access to bedrooms, family bathroom and loft.

Bedroom One 4.12m x 3.21m (13'6" x 10'6") Double glazed window to rear. Radiator. Fitted wardrobes. Access to private ensuite shower room.

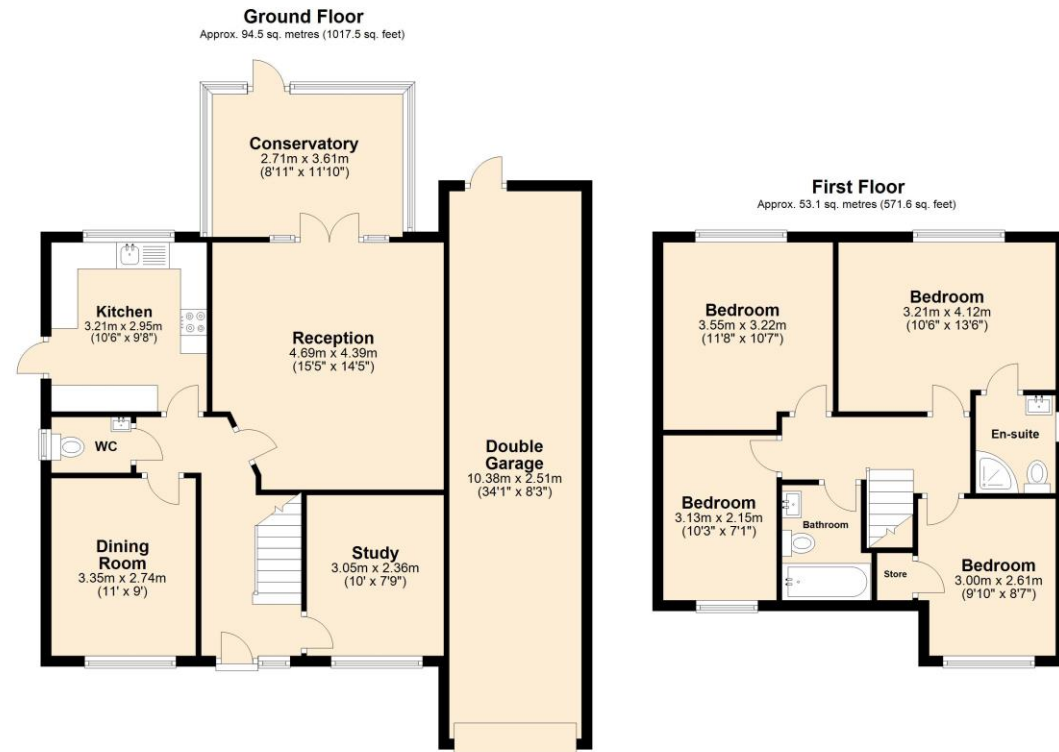
Ensuite Shower Room 1.9m x 1.5m (6'3" x 4'11") Opaque double glazed window to side. Enclosed cubicle shower. Vanity wash basin. Low level wc. Heated towel rail.

Bedroom Two 3.55m x 3.22m (11'8" x 10'7") Double glazed window to rear. Radiator.

Bedroom Three 3.0m x 2.61m (9'10" x 8'7") Double glazed window to front. Radiator. Wardrobe.

Bedroom Four 3.13m x 2.15m (10'3" x 7'1") Double window to front. Radiator.

Family Bathroom 1.98m x 1.69m (6'6" x 5'7") Opaque double glazed window to front. Enclosed panelled bath with shower screen and shower over. Vanity wash basin. Low level wc. Heated towel rail.





Exterior

Rear Garden Offering a South facing aspect providing the best direction for day round sun. Block paved patio leading to a real grass lawn with a further block paved patio to the rear. Surrounded by planted borders creating a peaceful retreat. Secure pedestrian access to one side and garage access to other.

Garage Measuring approximately 34'1 x 8'3' (10.38m x 2.51m) with electrically operated up and over door to front and double glazed door to rear providing access to garden.

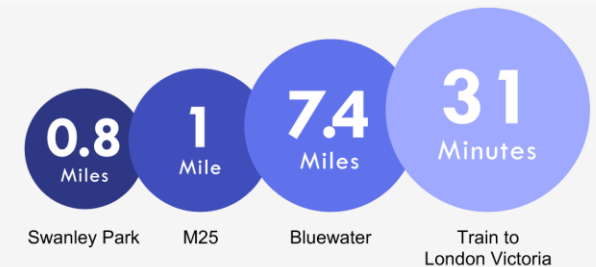
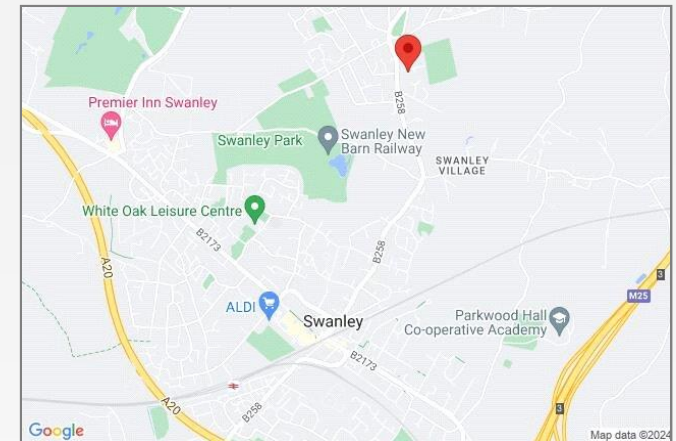
Front Garden Laid as block paving providing off street parking for at least 3 vehicles.

Property Features

- Council Tax: F
- EPC Rating: D - 68 (Potential B - 83)
- 4 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms Plus Conservatory
- 34' Tandem Garage
- South Facing Garden

Property Location

Emersons Avenue, Hextable, BR8 7WS



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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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