



Top Dartford Road

Hextable | BR8 7SG



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Hextable, BR8 7SG

OIEO £490,000

Freehold

Discover this charming 3 bedroom bungalow nestled in the Village of Hextable, Wilmington Borders. Situated within close proximity to Rowhill Grange Hotel & Utopia Spa.

Inside, you'll find bright and neutral decor including a modern kitchen/breakfast room and shower room. There is potential for extension, subject to council approval, allowing you to tailor the space to your needs. The property boasts parking for 3 cars and both front and rear gardens.

Swanley Station is 2.2 miles away with fast links to London Victoria, Blackfriars, and Charing Cross.

The local village of Eynsford is within 6 miles away, with pubs and restaurants. Eynsford is perfect for Countryside walks and of course Eynsford Station.

Bluewater Shopping Centre is approximately 7 miles away. The Nugent Shopping Centre in Orpington is approximately 5.3 miles away.

Don't miss the opportunity to make this peaceful retreat your own.



Benefitting from:

- **Potential To Extend (Subject to Council Approval)**
- Reception Room
- Modern Kitchen/Breakfast Room
- Shower Room
- Front & Rear Gardens
- Block Paved Driveway
- No Forward Chain
- Council Tax: D
- EPC Rating: D

Accommodation

Entrance Porch Door to side.

Entrance Hall Entrance door. Storage cupboard. Access to loft with pull down ladder, light and part boarded. The boiler is located in the loft. There is also a sky light window.

Reception Room 5.5m x 3.02m (18'1" x 9'11") Double glazed sliding patio doors to rear. Carpet. Radiator.

Kitchen/Diner 5m x 3.58m (16'5" x 11'9") Two double glazed windows to rear overlooking the garden. Double glazed window to front. Double glazed door to side. Range of wall and base units with work surfaces over. Sink unit. Hob. Space for fridge freezer.





Bedroom 3.4m x 3.02m (11'2" x 9'11") Double glazed window to front. Carpet. Radiator.

Bedroom 3.35m x 3.07m (11' x 10'1") Double glazed bay window to front. Carpet. Radiator.

Bedroom 3.45m x 2.4m (11'4" x 7'10") at widest. Double glazed window to side. Storage cupboard.

Shower Room 2.4m x 2.24m (7'10" x 7'4") Double glazed window to side. Wash hand basin. Low level WC. Shower cubicle with handrails and seating. Tiled walls. Tiled flooring.

Exterior

Rear Garden: Patio area. Laid to lawn with shrubs.

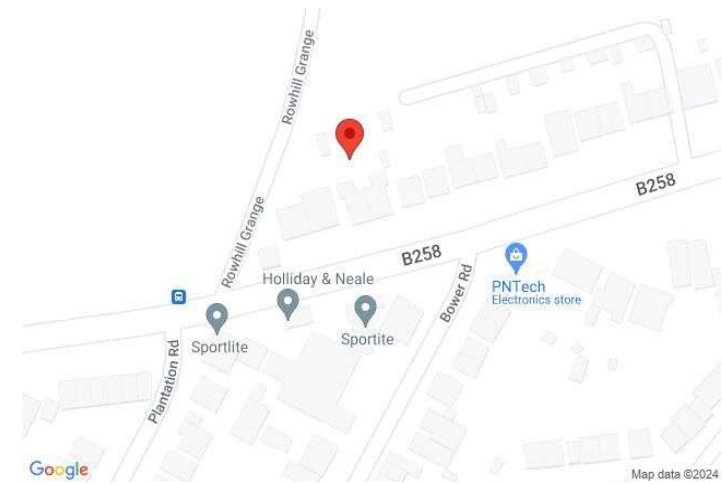
Front Garden; Laid to lawn.

Parking: Block paved driveway for 3 cars.

Council Tax - D

EPC Rating - D

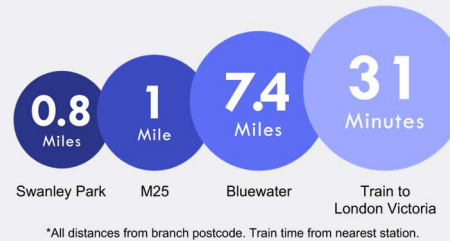




Important Notice

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 & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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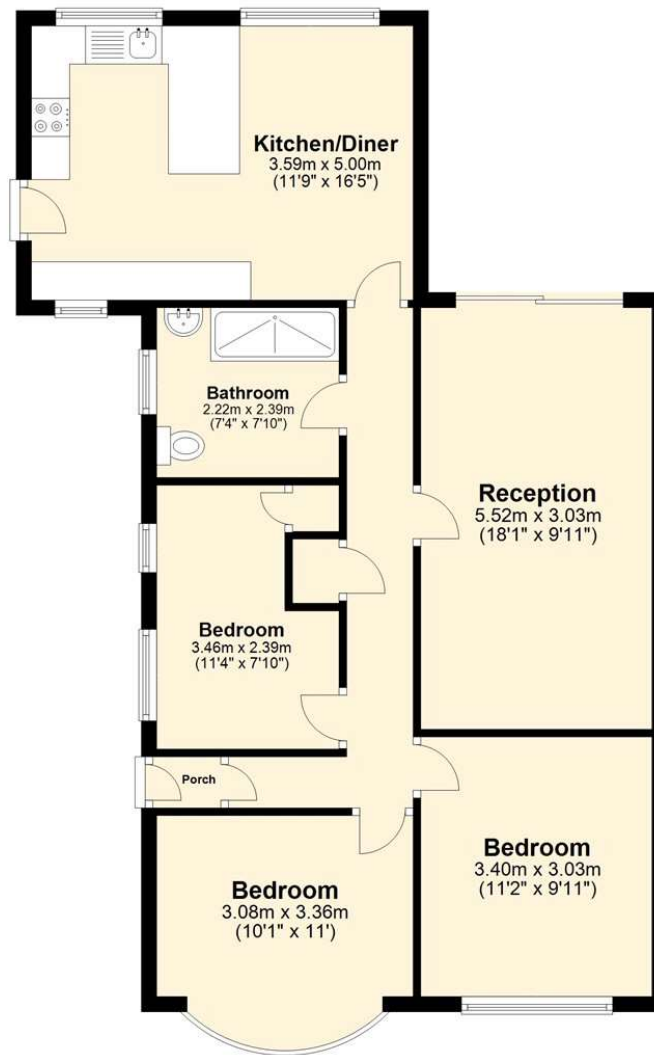
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ROBINSON-JACKSON

Ground Floor

Approx. 77.2 sq. metres (831.4 sq. feet)



Total area: approx. 77.2 sq. metres (831.4 sq. feet)

