
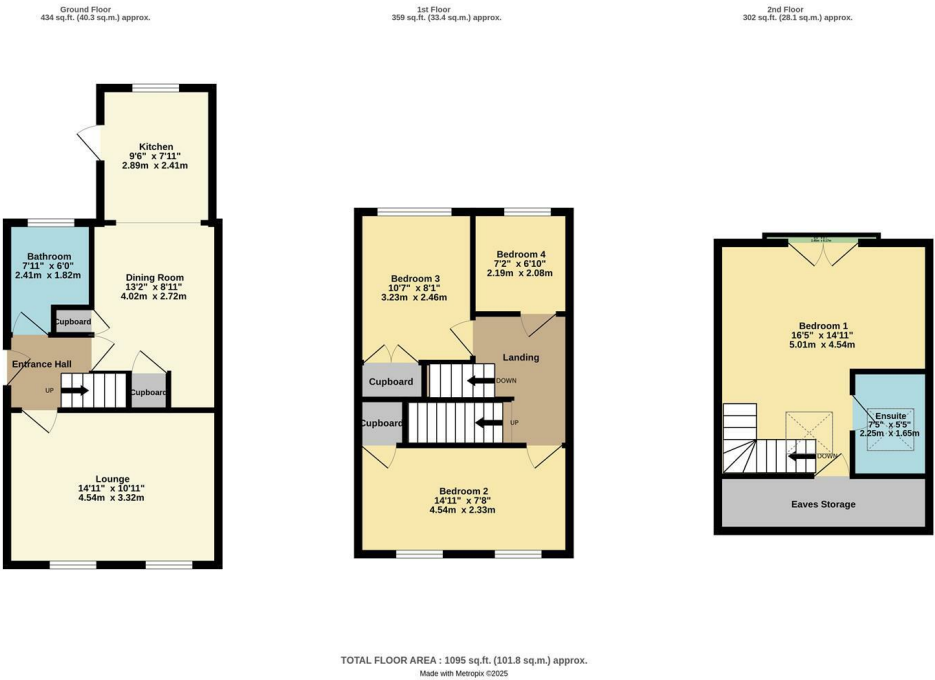


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DURANT ROAD  
HEXTABLE BR8 7SR

Guide price £435,000



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MLM  
MURRAY • LEE • MCKENZIE  
ESTATE AGENTS

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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#### CHAIN FREE AND AVAILABLE IMMEDIATELY

Nestled in the charming village of Hextable, this beautifully presented 4-bedroom semi-detached home offers the perfect blend of modern living and countryside charm. With lovely views over fields to the rear, this home provides a peaceful retreat while still being close to fantastic amenities.

The heart of the home is the bright and airy open-plan kitchen/diner, ideal for entertaining and family gatherings. The ground floor also features a modern bathroom and a spacious living area. Upstairs, you'll find three well-proportioned bedrooms, while the stunning loft conversion boasts a large primary bedroom with a private en-suite shower room, offering a luxurious space to unwind.

The low-maintenance rear garden provides a tranquil outdoor space, and with parking for two cars, convenience is guaranteed. The location is superb—just a short distance from Rowhill Grange Spa, where you can enjoy its restaurant, bar, and gym. Excellent transport links are nearby, with Swanley town centre and train station offering quick connections to London. Families will love the proximity to great local schools, including Wilmington Grammar for Boys and Girls.

Best of all, this wonderful home is chain-free, making your move even easier! Don't miss out—book your viewing today!

4 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## DURANT ROAD

HEXTABLE BR8 7SR

- 4 BEDROOM SEMI DETACHED OVER 3 LEVELS
- DOWNSTAIRS BATHROOM AND EN SUITE SHOWER ROOM
- NO FORWARD CHAIN
- PARKING FOR 2 CARS
- LOVELY VIEWS TO THE REAR
- CLOSE TO ROWHILL GRANGE SPA
- GREAT ACCESS TO LOCAL GRAMMAR SCHOOLS AND WALKINGS DISTANCE TO HEXTABLE PRIMARY
- EPC- D
- 1095 SQ FT
- COUNCIL TAX BAND D

