

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



NEW ROAD
BR8 7LS
Offers over £625,000

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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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This beautifully presented five-bedroom semi-detached home, located in the sought-after area of Hextable, offers spacious and versatile living across three floors. The property is in excellent condition throughout and benefits from a recently fitted en-suite in the generously sized top-floor master bedroom, complete with built-in wardrobes.

On the ground floor there is under floor heating throughout. The welcoming hallway leads to a W/C followed by a modern fitted kitchen with ample storage and workspace. The impressive lounge/diner provides an ideal space for both relaxation and entertaining, opening into a bright conservatory that overlooks the well-maintained garden. The garden itself features a stylish patio area and artificial grass, ensuring a low-maintenance yet attractive outdoor space, there is also side access from the garden leading to the front driveway which offer parking for up to three cars. Additionally, an integral garage and multiple storage cupboards add to the practicality of this home.

The first floor boasts four well-proportioned bedrooms, all filled with natural light, and a contemporary family bathroom. The second floor is dedicated to the master suite, offering privacy and comfort with its newly fitted en-suite shower room.

Situated in Hextable, this home is conveniently close to a range of excellent local amenities, including shops, cafes, and restaurants. Families will appreciate the proximity to well-regarded schools such as Hextable Primary School and Wilmington Grammar. For commuters, the property offers easy access to Swanley station, providing fast connections to London, while the nearby A20 and M25 ensure excellent road links.

This is a fantastic opportunity to own a spacious and stylish family home in a desirable location, ready to move into and enjoy.

5 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

NEW ROAD

BR8 7LS

- 5 Bedroom Semi Detached House
- Good Condition Throughout
- Lounge/Diner
- Master Bedroom With Fitted Wardrobes And En Suite
- Low Maintenance Garden
- Driveway And Garage
- Close To Amenities
- Council Tax Band E
- EPC 62D
- Ideal Family Home

