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Malyons Road

Hextable, BR8 7RE

£470,000

Hextable Village

Link Detached

20' Kitchen

Sought After Location

Three/Four Bedrooms

Large 110' Rear Garden

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Looking for a property full of character and potential? Then do we have the home for you. Situated in the village of Hextable, with close links to local schools as well as quick access to Swanley train station and the local amenities. We are proud to present this four bedroom, link detached home. Upon entering the property through the entrance hall, you are greeted by 16' lounge, utility room, 20' kitchen/dining area with quarry tiled flooring and a range of wall and basin unit, breakfast room and office room. To the upstairs you will find three good sized bedrooms and a shower room. The outside offers a 110' rear garden, as well as a Summer house and a shed. The garage has power and lighting, as well as drive way for multiple cars. This future forever home has everything, but don't just take our word for it, book yourself and family a viewing today. You don't want to miss out on this one!



ACCOMMODATION

Front Garden

Lawn.

Entrance Hall

Part glazed frosted entrance door with frosted window to side. Quarry tiled flooring. Radiator. Under stairs storage cupboard.

Lounge 15' 9" x 15' 4" (4.80m x 4.67m)

Double glazed window to front. Parquet flooring. Coved ceiling. Brick built fire place with wood burner. Two double radiator.

Utility room / W.C 7' 5" x 6' 11" (2.26m x 2.11m)

Part glazed window to side. Quarry tiled flooring. Wall mounted boiler. High level w.c. Hand wash basin. Plumbing for washing machine.

Kitchen/Diner 20' 3" x 10' 0" x 8' 2" (6.17m x 3.05m x 2.49m)

Double glazed window to rear. Frosted leaded light window to side. Coved ceiling. Quarry tiled flooring. Brick built fire place. Sink unit with mixer tap. Range of wall and basin units. Tiled splash backs.

Garden Room 10' 10" x 9' 9" (3.30m x 2.97m)

Double glazed patio door leading to garden. Quarry tiled flooring. Coved ceiling. Double radiator.

Office / 4th Bedroom 11' 3" x 8' 11" (3.43m x 2.72m)

Part glazed window to side. Quarry tiled flooring. Coved ceiling.

Landing

Part glazed window to side. Wood flooring. Access to loft.

Bedroom One 13' 4" x 11' 0" (4.06m x 3.35m)

Double glazed window to front. Carpet. Radiator. Eaves cupboard.

Bedroom Two 11' 7" x 8' 11" (3.53m x 2.72m)

Double glazed window to rear. Double radiator. Eaves cupboard.

Bedroom Three 14' 8" x 8' 11" (4.47m x 2.72m)

Double glazed window to rear. Double glazed window to side. Double radiator.

Shower Room

Garden 110' 0' (33.50m)

Paved area. Laid lawn. Flower beds. Summer house. Shed. Side access.

Garage 16' 11" x 7' 3" (5.15m x 2.21m)

Up and over door. Door to garden. Power and light. Gas and electric meters.

Own Drive

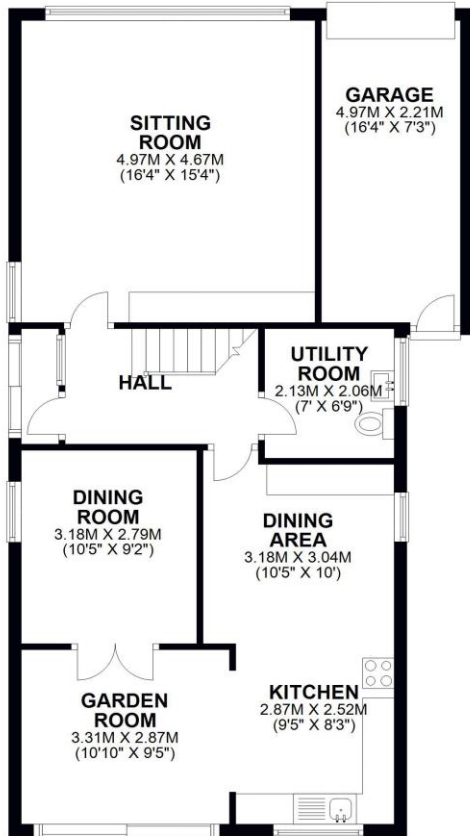
Few cars.





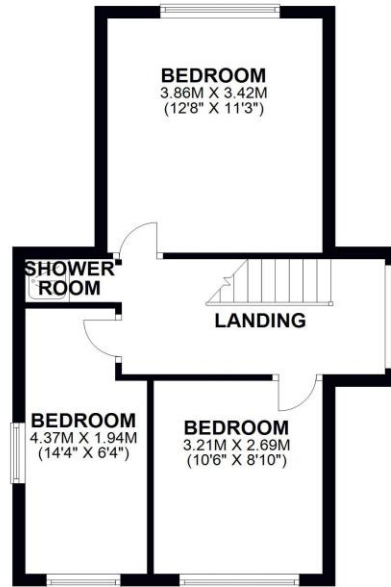
GROUND FLOOR

APPROX. 83.6 SQ. METRES (899.9 SQ. FEET)



FIRST FLOOR

APPROX. 40.0 SQ. METRES (430.7 SQ. FEET)



TOTAL AREA: APPROX. 123.6 SQ. METRES (1330.5 SQ. FEET)

EPC Rating: E

Council Tax Band: E

Viewers notes...

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.