



**Brookbanks**

Estate Agents | Sales & Lettings

01322 666452

[sales@brookbanksonline.co.uk](mailto:sales@brookbanksonline.co.uk)

# Plantation Road, Hextable, BR8

Guide Price £625,000

🛏️ 4 🚿 2 🛋️ 2



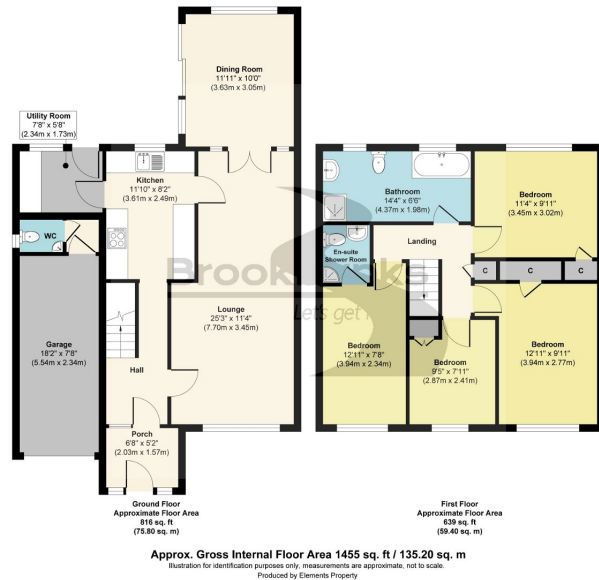
- Guide Price of £625,000 to £650,000
- Energy-Efficient: Boasts an EPC rating of A with solar panels, reportedly reducing energy costs by up to £33 per month.
- Separate Dining Room: Overlooks the garden, ideal for social and gatherings.
- Convenient Utility Room: Provides additional space for laundry and household tasks.
- Master Bedroom with Ensuite: Features a private shower room for added convenience.
- Prime Location: Situated in the heart of Hextable, offering easy access to local amenities and transport links.
- Spacious Living Areas: Includes a large lounge perfect for family relaxation and entertaining.
- Separate Kitchen: Well-equipped with ample storage and modern appliances.
- Four Well-Proportioned Bedrooms: Ensures ample space for all family members.
- Beautiful Low-Maintenance Garden: Includes artificial lawns and a sunny patio, perfect for outdoor enjoyment and entertaining.



Guide Price of £625,000 to £650,000

### Superb 4-Bedroom Detached Family Home in Hextable

This outstanding 4-bedroom detached home in the heart of Hextable is ideal for family living. Featuring a spacious lounge, separate dining room overlooking the garden, modern kitchen, utility room, integral garage, and driveway. The master bedroom includes an ensuite shower room, and there's a large 4-piece family bathroom. The low-maintenance rear garden boasts artificial lawns and a sunny patio. With an impressive EPC rating of A and solar panels, the average energy bill is reportedly as low as £33 per month (to be confirmed by solicitors). Don't miss out on this prime family home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	94	101
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Sales

01322 666452

sales@brookbanksonline.co.uk

41 High Street, Swanley, Kent, BR8 8AE



brookbanksonline.co.uk

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Managing Director Mr D. Williams FNAEA Director & Company Secretary: L. Williams | Registered in England No: 05007887 | VAT No: 769144401