



Rollo Road, Hextable, BR8

Guide Price £375,000

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- GUIDE PRICE OF £375,000 TO £400,000
- Spacious lounge leading to an open plan kitchen diner.
- Ground floor wet room adjacent to the second reception room.
- Family bathroom on the first floor.
- Large rear garden ideal for outdoor activities and relaxation.
- Charming three-bedroom end of terrace house in the sought-after village of Hextable.
- ~~Additional~~ second reception room at the rear, suitable as a playroom, office, or additional bedroom.
- ~~Additional~~ well proportioned bedrooms on the first floor.
- Mature front garden enhancing curb appeal. - Potentail for Drive (stp)
- Private driveway to the rear with parking for 2-3 vehicles and no forward chain.



GUIDE PRICE OF £375,000 TO £400,000 - This charming three-bedroom end of terrace house, located in the highly sought-after village of Hextable, presents an excellent opportunity to create your dream home. The property features a spacious lounge that leads to an open plan kitchen diner, providing a versatile space for family meals and gatherings. At the rear, a second reception room offers flexibility as a playroom, office, or additional bedroom, complete with an adjacent ground floor wet room. The first floor comprises three well-proportioned bedrooms and a family bathroom. Outside, you'll find a mature front garden and a large rear garden, perfect for outdoor activities and relaxation. Additionally, the property includes a private driveway with parking for 3 vehicles. No forward chain, this home, while in need of some modernization, is ideally situated in a charming village and provides ample space and potential for comfortable family living.



Approx. Gross Internal Floor Area 919 sq. ft. / 85.40 sq. m
Illustration for identification purposes only. Measurements are approximate. Not to scale.
 Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

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