

**01322 666452**

Open 7 Days

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Brookbanks are delighted to offer this fine three bedroom house situated in the ever so popular area of Hextable village. This lovely family home needs your internal viewing straight away to fully appreciate all that is on offer here. The property benefits from double glazing, central heating, a 12’ lounge, dining room, family bathroom, three good sized bedrooms and 45’ rear garden with side access. So without anymore delay book your appointment now because you will not be disappointed with your new family home. Call Now 01322 666452.



**Guide Price: £320,000**

 **Fens Way**

 Hextable , BR8 7SW



**Front garden**

Laid to lawn. Flower beds.

**Entrance Hall**

Double glazed frosted leaded light entrance door. Laminate wood flooring. Radiator. Under stairs storage space.

**Lounge** *12' 10'' x 12' 5'' (3.91m x 3.78m)*

Double glazed window to front. Carpet. Fire place. Double radiator.

**Kitchen** *11' 8'' x 8' 3'' (3.55m x 2.51m)*

Double glazed window to rear. Double glazed door to garden. Vinyl flooring. Tiled splash back. Single drainer sink unit with mixer taps. Range of wall and base units. Plumbing for washing machine. Wall mounted boiler. Built in storage cupboard.

**Dining Room** *11' 9'' x 9' 10'' (3.58m x 2.99m)*

Double glazed window to rear. Laminate wood flooring. Radiator.

**Landing**

Carpet. Built in airing cupboard. Access to partly boarded loft with pull down ladder.

**Bathroom**

Double glazed frosted window to rear. Vinyl flooring. Radiator. Partly tiled walls. Panel bath with shower and mixer taps. Pedestal hand wash basin.

**Separate w/c**

Double glazed frosted window to rear. Vinyl flooring. Low level w/c.

**Bedroom 1** *12' 10'' x 12' 8'' (3.91m x 3.86m)*

Double glazed window to front. Carpet. Fitted wardrobes. Built in storage cupboards.

**Bedroom 2** *14' 3'' x 10' 7'' (4.34m x 3.22m)*

Double glazed window to rear. Carpet. Two built in storage cupboards.

**Bedroom 3** *9' 7'' x 8' 8'' (2.92m x 2.64m)*

Double glazed window to front. Carpet. Radiator. Built in storage cupboards.

**Garden** *45'*

Paved area. Step down to laid lawn. Flower beds. Outside tap. Side access. Brick built shed with power and light.









*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.

**EPC Rating: D**

**Council Tax Band: C**

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Managing director Mr D. Williams FNAEA Director & Company Secretary: L. Williams

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