

**01322 666452**

Open 7 Days

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Brookbanks are excited to welcome to the market this two bedroom bungalow set in the heart of Hextable Village, in a quiet cul-de-sac. Boasting two double bedrooms, two reception rooms, conservatory, kitchen and family bathroom. With off street parking to the front, and a beautiful rear garden with your own vegetable patch at the end. This bungalow needs to be viewed to fully appreciate all that is on offer here so call us today to arrange your viewing.



 **Guide Price £425,000**

 **Victoria Hill Road**

 Hextable , BR8 7LL



**Enclosed Porch**

Double glazed door. Laminated wood flooring.

**Entrance Hall**

Double glazed entrance door. Carpet. Coved ceiling. Radiator. Built-in storage cupboard. Access partly board loft with with ladder.

**Bathroom** *8' 6'' x 5' 9'' (2.59m x 1.75m)*

Two Double glazed frosted window to side. Coved ceiling. Tiled floor and walls. Chrome heated towel rail. Panel bath with shower mixer tap. Hand wash basin with cupboards underneath. Low level w.c.

**Kitchen** *9' 7'' x 9' 5'' (2.92m x 2.87m)*

Double glazed window to side. Vinyl flooring. wall mounted boiler. Tiled splash backs. Range of wall and base units with built-in double oven,hod and extractor fan.with integrated washing machine.

**Conservatory** *17' 11'' x 7' 6'' (5.46m x 2.28m)*

Double glazed windows with double glazed french doors leading to garden. Double glazed frost door leading to garden. Laminated wood flooring. Radiator.

**Lounge** *16' 7'' x 10' 11'' (5.05m x 3.32m)*

Double glazed patio door leading to garden. Carpet. Coved ceiling. Double radiator. Wood surround fire place with electric fire.

**Dining area** *9' 5'' x 7' 5'' (2.87m x 2.26m)*

Double glazed window to side. Carpet. Radiator.

**Bedroom 1** *11' 6'' x 9' 11'' (3.50m x 3.02m)*

Double glazed window to front. Carpet. Radiator.

**Bedroom 2** *12' 0'' x 9' 7'' (3.65m x 2.92m)*

Double glazed window to front. Carpet. Radiator. Two fitted wardrobes.

**Garden** *100''*

Pav patio area. Steps up to laid lawn. Flower beds. Pond. Paved area to rear. Two green houses. Vegetable area. Shed.

**Drive**

For few cars. Outside Tap.









*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: D**

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

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