



Spacious two bedroom semi detached Bungalow located in the village of Hextable being chain complete and presented in move condition. An ideal downsizing/first time purchase home

Guide Price
£375,000



20 Lower Road

Hextable

Kent

BR8 7RZ

Entrance Hall

Opaque double glazed entrance door. Carpet. Double radiator. Fitted cupboards with meters. Access to loft with pull down ladder.

Lounge

20'10 x 13'8 x 6'2 (6.35m x 4.17m x 1.88m)
Double glazed window to side. Two sun tunnels. Carpet. Coved ceiling. Two double radiators. Open to kitchen/dining area

Dining Area

7' x 6'2 (2.13m x 1.88m)
Double glazed french doors leading to garden. Carpet.

Kitchen

11'5 x 6'2 (3.48m x 1.88m)
Double glazed window to rear. Double glazed door leading to garden. Range of wall and base units with built-in oven, hob and extractor fan with integrated fridge, freezer, washing machine and dish washer. Stainless steel sink unit with mixer tap. Tiled splash back. Tiled floor. Boiler cupboard.

Bedroom One

13'4 x 8' to wardrobes (4.06m x 2.44m to wardrobes)
Double glazed window to front. Carpet. Coved ceiling. Radiator. Fitted wardrobe with mirror sliding doors.

Bedroom Two

12'9 x 8'8 (3.89m x 2.64m)
Double glazed bay window to front. Carpet. Coved ceiling. Double radiator.

Shower Room

7'5 x 5'7 (2.26m x 1.70m)
Double glazed opaque window to side. Three piece suite comprising: Shower unit with mixer shower over, low level w.c. and Vanity hand wash basin. Tiled walls. Ceramic tiled flooring. Chrome heated towel rail.

Garden

30' x 26' (9.14m x 7.92m)
Paved patio area. Laid to lawn. Flower beds. Shed with power. Gated side access.

Parking

Off street parking via block paved driveway for 3/4 vehicles



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Positioned in the charming village of Hextable, Hazell Holland are delighted to present in move in condition this spacious semi-detached bungalow with extension potential offering a perfect blend of comfort and convenience. Built in 1936, the property boasts a generous 667 square feet of living space, making it an ideal home for those seeking a peaceful retreat.

The open plan lounge and dining area, is perfect for family gatherings or quiet evenings in. The kitchen is equipped with modern appliances, including an oven, hob, extractor fan, washing machine, dishwasher, fridge and freezer, ensuring that all your culinary needs are met.

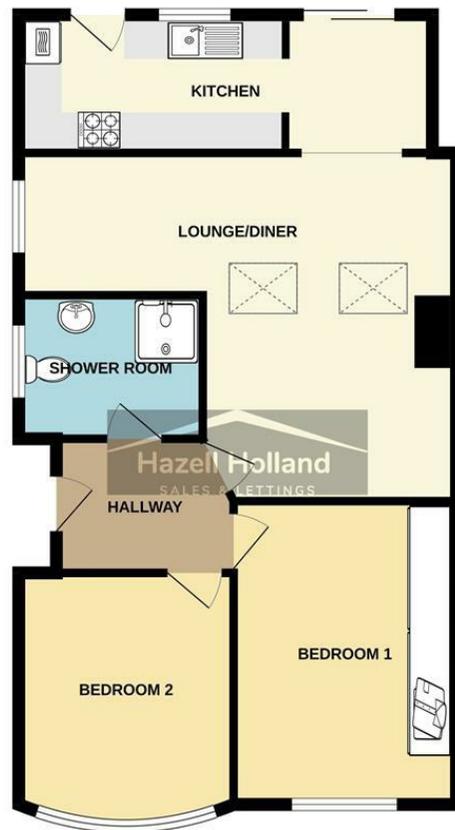
This bungalow features two double bedrooms, providing a restful sanctuary for a good night's sleep. The property is further enhanced by a substantial 30-foot rear garden, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.



Conveniently located, the bungalow is just a stone's throw away from local amenities, including a shop, church, and the delightful Cafe, Rowhill Grange Spa. For those who enjoy the outdoors, a local park is nearby, perfect for leisurely strolls or picnics.

With its own drive, this property offers off-street parking, adding to the convenience of village living. This charming bungalow must be viewed to fully appreciate its character and potential. Don't miss the opportunity to make this lovely home your own.

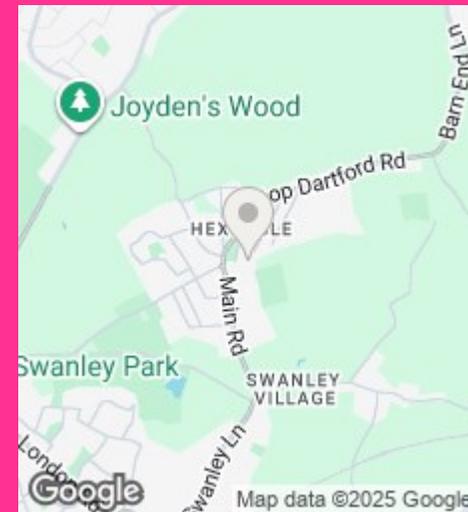
GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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