

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**174 CLAREMONT ROAD, HEXTABLE, KENT,  
BR8 7QU**

Guide price

**£500,000**

**Westwood**  
PROPERTY SERVICES





# 4 Bedroom House - Semi-Detached located in Hextable

**\*\*Guide Price £500,000 - £525,000\*\*** Westwood's are delighted to offer for sale this immaculate four bedroom semi-detached family home in the popular Hextable Village. The accommodation on offer has been thoughtfully extended and comprises entrance porch and hall, living room measuring 14'1 x 10'4 with double doors to the dining room, extended modern fitted kitchen with a separate utility area, additional extended garden/living room and WC to the ground floor. The first floor includes four good sized family bedrooms of which one of the bedrooms comes with a handy shower cubicle and there is a separate three piece bathroom suite. Externally the home benefits from a lovely rear garden which has a covered seating area, decking area, patio and is mainly laid to lawn. Additional points of particular note include double glazing, gas central heating and a driveway to the front for two cars plus an additional space in front of the house. To fully appreciate this larger than average four bedroom semi-detached home an internal viewing is highly advised.

The area of Hextable offers a lovely Village feeling while also being conveniently located for local shops, schools and is close to the A2 and M25.

## Entrance Porch

Double glazed enclosed entrance porch.

## Entrance Hall

Double glazed front door, stairs to first floor, radiator and laminate flooring.

## Living Room

14'1 x 10'4

Double glazed leaded light window to front, coved ceiling, folding doors to dining room, radiator and carpet.

## Dining Room

13'2 x 9'5

Double glazed French doors to garden, double glazed window to rear, coved ceiling, radiator and laminate flooring.

## Kitchen

14'7 x 12'4

Double glazed window to rear, coved ceiling, range of wall and base units, breakfast bar, electric oven and hob, single drainer sink unit with mixer tap, space for fridge/freezer, space for washing machine, space for dish washer, door to utility room and wall and floor tiling.

## Utility Room

Access to garage, wall mounted central heating boiler, base units.

## Garden Room

7'11 x 7'6

Double glazed window to side and rear, door to garden, radiator and floor tiling.

## Ground Floor Cloakroom

Low-level WC, wash hand basin.

## Landing

Loft access, carpet.

## Bedroom One

14'3 x 9'7

Double glazed leaded light window to front, coved ceiling, fitted wardrobes, radiator and carpet.

## Bedroom Two

10'11 x 10'3

Double glazed window to rear, coved ceiling, fitted wardrobes, radiator and carpet.

## Bedroom Three

15'6 x 6'6

Double glazed windows to front and rear, coved ceiling, shower cubicle, radiator and carpet.

## Bedroom Four

9'6 x 6'9

Double glazed leaded light window to front, fitted storage, radiator and carpet.

## Bathroom

Double glazed frosted window to rear, panelled bath with shower screen, low-level WC, wash hand basin and wall and floor tiling.

## Rear Garden

Beautifully maintained rear garden with patio area, laid lawn, decking area with covered seating area, fencing and outside tap.

## Garage/Store Room

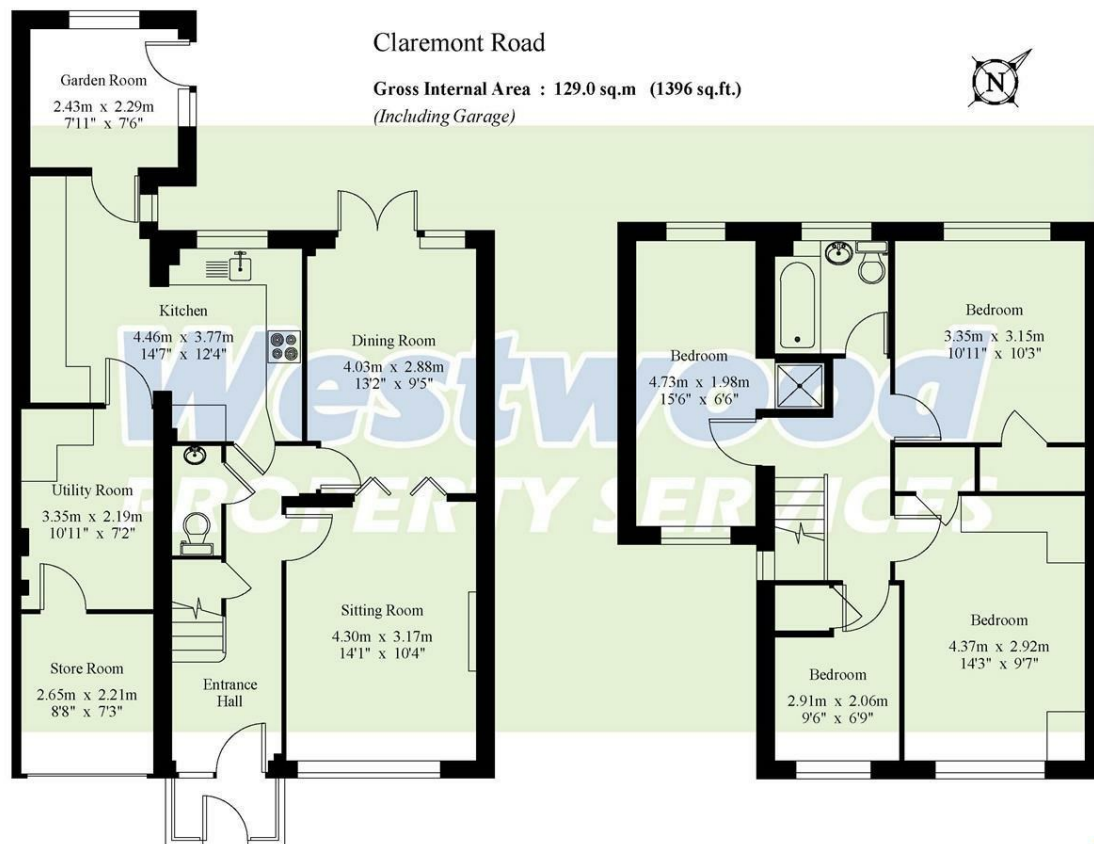
8'8 x 7'3

Door to driveway and lighting.

## Front Driveway

Block paved front driveway for two cars as well as an additional parking space in front of driveway.

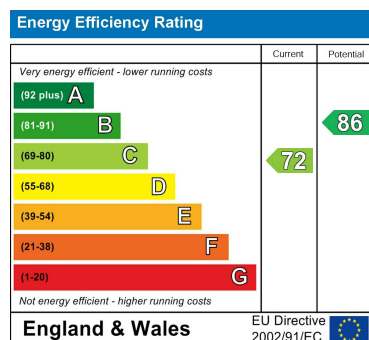




Council Tax Band

**D**

Energy Performance Graph



Call us on

**020 8301 5511**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Westwood**  
**PROPERTY SERVICES**