



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Squires Field, Hextable, Kent, BR8 7QY
Offers in Excess of £875,000

Park Estates are delighted to offer this rarely available and well-presented four bedroom detached house, located in a much sought after close in the semi rural village of Hextable. An ideal family home, the property comprises of entrance hall, study, two reception rooms, ground floor wc and a luxury fitted kitchen / breakfast room. To the first floor there is a landing area, family bathroom and four bedrooms - the master with dressing area and a modern ensuite shower room. Popular local schools, transport links and shops are all conveniently accessed, with other benefits to note including double glazing, gas central heating, bi-folding rear doors, double garage, off street parking, front garden, landscaped rear garden, outbuilding currently used as a gym and no forward chain. Viewing is highly recommended to fully appreciate this superb home.

Ref: BX1111100

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Hall

Double glazed leaded frosted window to front. Double glazed composite front door. 'Amtico' flooring. Coving. Radiator. Understairs storage cupboard.

Reception 1

19' 10" x 11' 11" (6.04m x 3.63m) Carpet. Double glazed leaded window to front. Coving. Radiator.

Reception 2

14' 0" x 9' 10" (4.26m x 2.99m) Carpet. Double glazed bi-folding doors to rear. Radiator. Coving.

Kitchen

19' 9" x 8' 6" (6.02m x 2.59m) 'Amtico' flooring. Range of high gloss wall and base units. Breakfast bar. Radiator. Double glazed door to side. Two double glazed windows to rear. Spotlights. Five ring induction hob. Two sink bowls and mixer taps with LED lighting. Integral dishwasher and washing machine. Electric fan oven and microwave oven. Extractor hood.

Study

8' 11" x 8' 6" (2.72m x 2.59m) Double glazed leaded window to front. Radiator. Carpet. Coving.

Ground Floor WC

'Amtico' flooring. Low level wc. Wall mounted wash hand basin in vanity unit. Heated towel rail. Double glazed frosted window to rear. Spotlights. Tiled walls.

Landing

Carpet. Coving. Loft access. Airing cupboard.

Bedroom 1

15' 1" x 11' 11" (4.59m x 3.63m) Carpet. Two radiators. Double glazed leaded window to front.

Walk in Wardrobe

Carpet. Storage.



Ensuite

Fully tiled. Double glazed frosted window to rear. Wall mounted wash hand basin in vanity unit. Low level wc. Heated towel rail. Shower cubicle. Spotlights. Extractor fan. Wall mounted mirror. Storage unit.

Bedroom 2

13' 3" x 9' 3" (4.04m x 2.82m) Carpet. Fitted wardrobes. Two double glazed leaded windows to front. Radiator.

Bedroom 3

13' 2" x 9' 11" (4.01m x 3.02m) Carpet. Double glazed window to rear. Radiator.

Bedroom 4

9' 11" x 6' 9" (3.02m x 2.06m) Carpet. Radiator. Double glazed window to rear.

Bathroom

Fully tiled. Panelled bath with shower over. Low level wc. Wall mounted wash hand basin in vanity unit. Heated towel rail. Spotlights. Double glazed frosted window to rear. Extractor fan. Wall mounted mirror and storage unit.

Rear Garden

71' 6" x 69' 5" (21.78m x 21.14m) (approx) Patio. Side access. Wall mounted lighting. Mainly laid to lawn with plants and flower borders. Outside tap.

Outbuilding

15' 5" x 13' 0" (4.70m x 3.96m) Single glazed hardwood door to front and rear. Window to front. Power and light.

Front Garden

Block paved with off street parking for two cars. Lawn. Lighting. Shrubs.

Garage

17' 4" x 16' 5" (5.28m x 5.00m) Electric up and over door. Power and light. Wall mounted boiler.

Council Tax

Band G.

