



Asking Price £1,395,000 Freehold



Puddledock Lane, Hextable



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rare-to-the-market, immaculate extended detached house, close to schools, amenities, and transport links.

Spanning 3,133 sq ft this stunning property comprises 5/6 bedrooms, living room, lounge, family room, additional reception/6th bedroom, study/office, kitchen/dining room, utility room, downstairs cloakroom, upstairs family bathroom, en-suite bathroom, and walk-in wardrobe. Further benefits include double glazing, gas central heating, double garage, large secluded rear garden, and in-and-out driveway offering off street parking for 6 vehicles.

Total Internal Area approx: 3,132.94 sq ft (291.06 sq m) EPC D60





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Engineered oak flooring, cornice, multi-locking security door, radiator, large storage cupboard.

#### Living Room

7.02m x 4.85m (23' 0" x 15' 11") Engineered oak flooring, cornice, 2 radiators; gas fireplace with stone surround; double glazed windows.

#### Lounge

6.76m x 3.44m (22' 2" x 11' 3") Engineered oak flooring, radiator, double glazed roof lantern, double glazed bi-fold doors.

#### Family Room

4.05m x 3.25m (13' 3" x 10' 8") Engineered oak flooring, radiator, double glazed windows with shutters.

#### Reception / Bedroom

3.47m x 3.26m (11' 5" x 10' 8") Engineered oak flooring, ceiling coving, radiator, double glazed windows.

#### Study

2.45m x 2.26m (8' 0" x 7' 5") Engineered oak flooring, ceiling coving, radiator, double glazed windows with roman blinds.

#### Kitchen / Dining Room

5.71m x 4.38m (18' 9" x 14' 4") Tumbled marble flooring with underfloor heating; range of wood wall and base units with granite worktops, granite upstands and tiled splashback; plinth lighting; fitted double oven and grill; fitted gas hob, stainless steel extractor hood; ceramic sink and drainer unit; integrated dishwasher, American-style fridge/freezer, radiator, double glazed windows, double glazed door to garden.

#### Utility Room

2.40m x 2.00m (7' 10" x 6' 7") Tumbled marble flooring; sink with mixer tap; space and connections for washing machine; space and connections for dryer.

#### Downstairs Cloakroom

Tiled flooring, tiled walls; vanity unit with wash-hand basin; w/c, radiator, porthole window.

### FIRST FLOOR

#### Galleried Landing

Carpeted, cornice, radiator, double glazed windows; airing cupboard; access to insulated and boarded loft with pull-down ladder.

#### Principle Suite

5.80m x 4.02m (19' 0" x 13' 2") Carpeted, cornice, 2 radiators, dual-aspect double glazed windows.

#### En-Suite Bathroom

3.20m x 2.80m (10' 6" x 9' 2") Porcelain tiled flooring, porcelain tiled walls, wall-mounted TV; bath with shower mixer; large thermostatic shower enclosure with rainfall attachment; large wall-hung vanity unit with wash-hand basin; w/c, shave-point, heated towel-rail, extractor fan, double glazed windows.

#### Walk-in Wardrobe

3.20m x 2.86m (10' 6" x 9' 5") Laminate flooring, fitted open closets, radiator, double glazed windows.

#### Bedroom

5.42m x 4.18m (17' 9" x 13' 9") Carpeted, ceiling coving, radiator, large fitted wardrobes, double glazed windows.

#### Bedroom

3.84m x 3.30m (12' 7" x 10' 10") Carpeted, ceiling coving, radiator, double glazed windows.

#### Bedroom

3.29m x 3.16m (10' 10" x 10' 4") Carpeted, ceiling coving, radiator, large fitted wardrobes, double glazed windows.

#### Bedroom

4.01m x 2.45m (13' 2" x 8' 0") Carpeted, ceiling coving, radiator, double glazed windows.

#### Family Bathroom

2.76m x 2.42m (9' 1" x 7' 11") Porcelain tiled flooring, porcelain tiled walls; bath with shower mixer; 2x wall-hung vanity units with wash-hand basins; w/c; 2x wall-mounted mirrors; 2x shave-points; heated-towel rail, extractor fan, double glazed windows.

#### Double Garage

7.50m x 5.40m (24' 7" x 17' 9") Electrical power and lighting; electric up-and-over door; boiler; double doors leading to garden.

### EXTERNAL

#### Front Garden

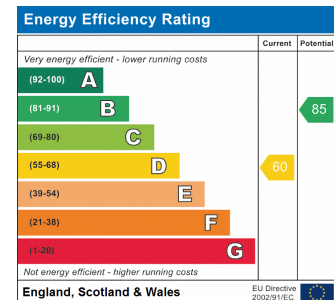
In-and-out driveway, with off street parking for up to 6 vehicles; mature shrubs and bushes.

#### Rear Garden

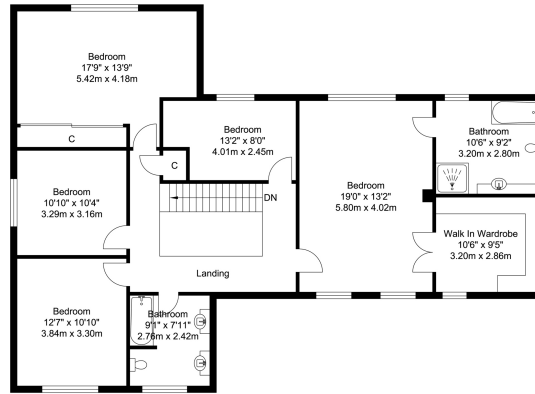
Approximately 60ft x 80ft; resin-bound patio with limestone border; decked area with pergola; lawn; mature trees and bushes; outdoor tap, outdoor lighting; side access.

#### Information:

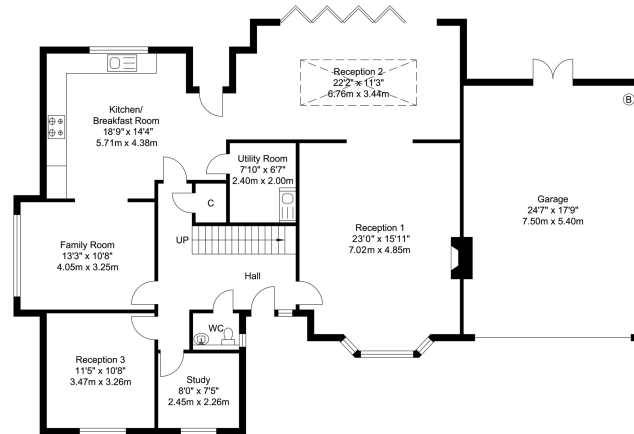
- Close to sought-after schools incl Grammar schools
- Easy access to A2 / M25
- 2.1 miles (approx) to Swanley Station
- 3.2 miles (approx) to Bexley Station
- 9.2 miles (approx) to Ebbsfleet International Station
- 0.4 miles (approx) to Rowhill Grange & Utopia Spa
- 7.3 miles (approx) to Bluewater
- Council Tax: Band G



# FLOORPLAN



First Floor  
Approximate Floor Area  
1317.71 SQ.FT.  
(122.42 SQ.M.)



Ground Floor  
Approximate Floor Area  
1815.22 SQ.FT.  
(168.64 SQ.M.)

TOTAL APPROX FLOOR AREA 3132.94 SQ. FT / 291.06 SQ. M  
For Identification Purposes Only.

