

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£425,000

Located in

Hextable



www.livermores.co.uk



17 Malyons Road

Hextable Kent BR8 7RE



GUIDE PRICE £425,000 TO £450,000 Located in a popular road in Hextable, this delightful semi-detached house is offered to the market with NO CHAIN. With three well-proportioned bedrooms to the first floor with a spacious lounge/diner , perfect for entertaining guests or enjoying quiet family evenings. The ground floor cloakroom adds to the practicality of the layout, ensuring that daily living is both comfortable and efficient. The first-floor bathroom is conveniently located, serving the bedrooms with ease. This well maintained home offers a semi-rural atmosphere while remaining close to essential bus routes. This makes commuting and exploring the surrounding areas a breeze. Families will appreciate the proximity to Hextable Primary School, which is just half a mile away and has received commendable reviews from Ofsted.

Additionally, the property includes parking and a garage, providing valuable space for vehicles and storage. With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood. **VIEWING HIGHLY RECOMMENDED.**

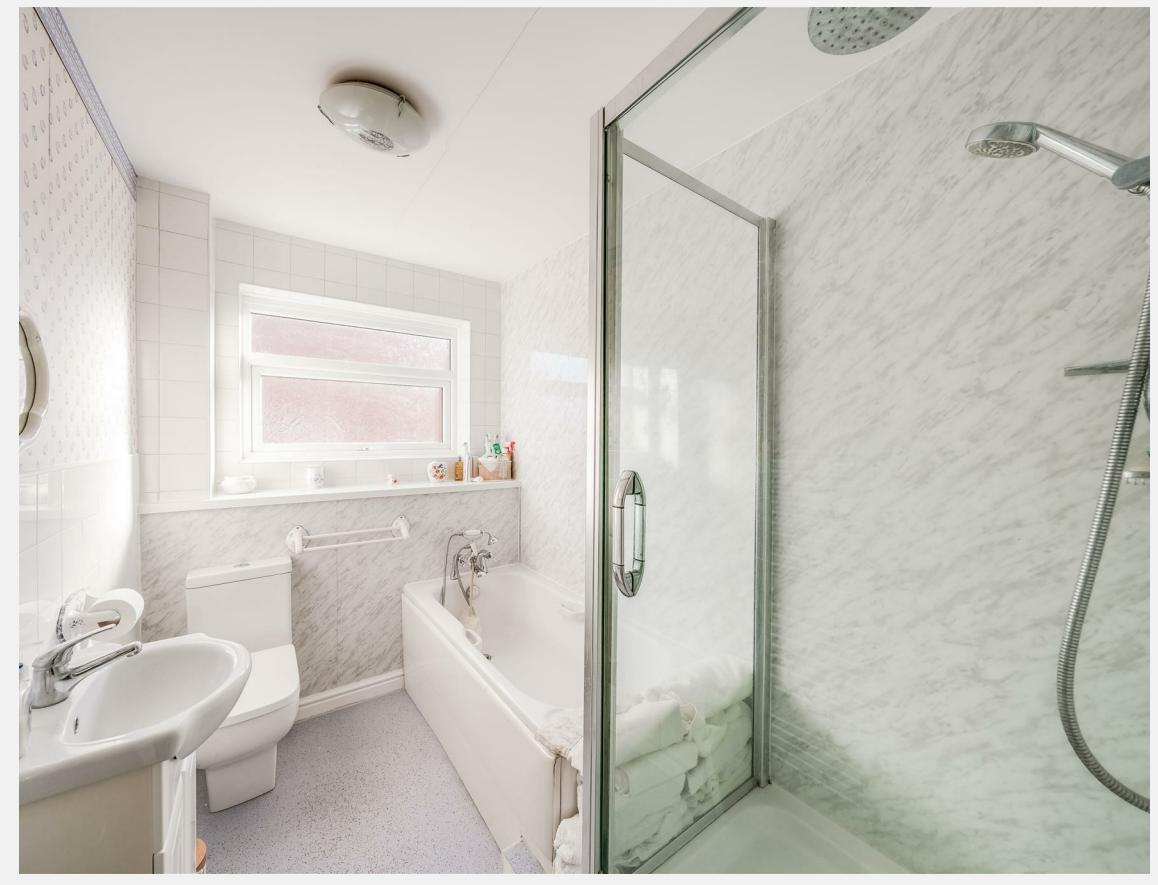


17 Malyons Road

£425,000 Freehold



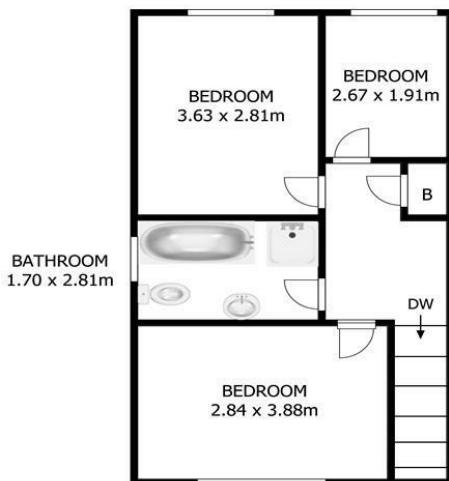
- GUIDE PRICE £425,000 TO £450,000
- NO CHAIN
- 3 BEDROOM SEMI DETACHED
- GOOD SIZE RECEPTION ROOM
- GROUND FLOOR CLOAKROOM
- CLOSE TO HEXTABLE SCHOOL
- WELL MAINTAINED
- DRIVEWAY & GARAGE
- SIMILAR PROPERTIES REQUIRED
- EPC RATING COUNCIL TAX BAND D





Ground Floor

Malyons Road, BR8 7RE



First Floor

Council Tax Band

Local Authority

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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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