



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£620,000**

**Freehold**

4x  2x  2x 

**Crawfords, Hextable,  
Kent, BR8**

*Wards*  
Helping you move forwards





## Main features

- **Spacious detached family house**
- **Attached garage**
- **Easy to maintain rear garden with Pagoda**
- **Easy access to Swanley mainline railway**
- **Short drive to M20/M25 motorway links and short walk to many open green spaces**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 23'5 (7.14m) x 13'6 (4.12m) narrowing to 12'3 (3.74m)

Dining Area: 10'4 x 9'9 (3.15m x 2.97m)

Kitchen: 10'7 x 9'8 (3.23m x 2.95m)

Utility Room: 7'7 x 7'6 (2.31m x 2.29m)

Toilet

### FIRST FLOOR

Landing

Bedroom 1: 11'7 x 10'1 (3.53m x 3.08m)

En-Suite Shower Room: 6'4 x 6'2 (1.93m x 1.88m)

Bedroom 2: 10'2 x 7'4 (3.10m x 2.24m)

Bedroom 3: 15'5 x 7'5 (4.70m x 2.26m)

Bedroom 4: 10'0 x 9'7 (3.05m x 2.92m)

Bathroom: 6'4 x 6'0 (1.93m x 1.83m)

### OUTSIDE

Driveway

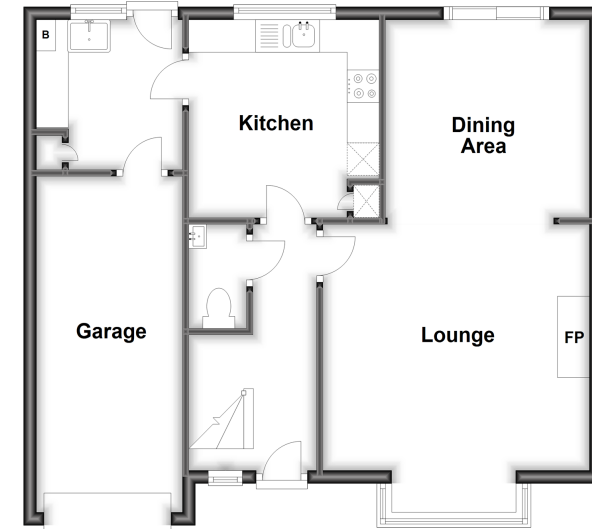
Integral Garage: 16'9 x 7'5 (5.11m x 2.26m)

Front Garden

Rear Garden

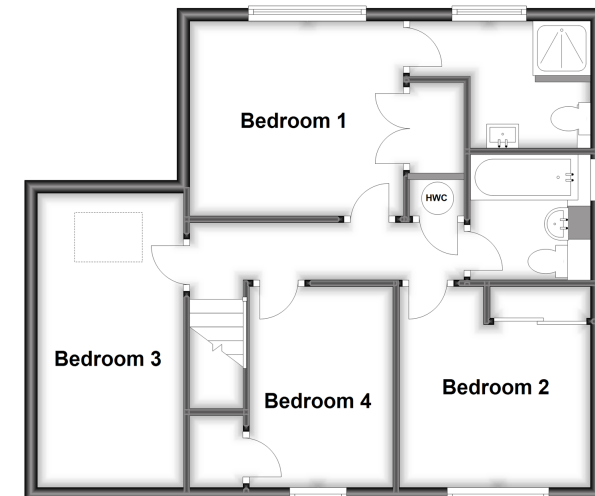
### Ground Floor

Approx. 62.1 sq. metres (667.9 sq. feet)



### First Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



**Call Eynsford - 01322 862844 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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