



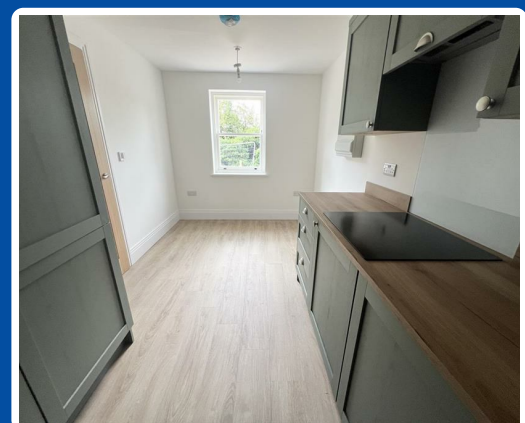
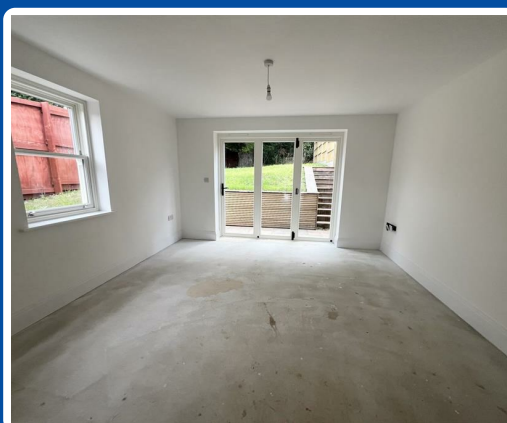
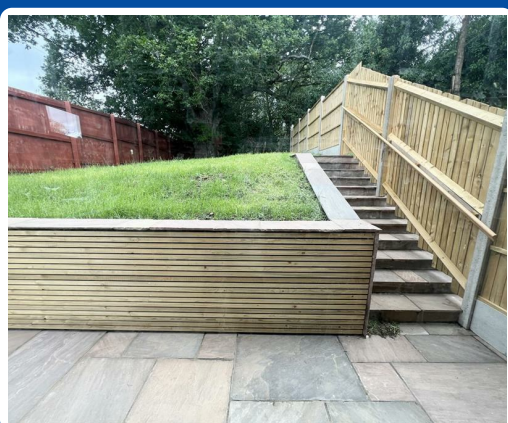
Wood Hill, Tyler Hill, CT2 9NL

£1,750 PCM

Nestled in the charming Wood Hill of Tyler Hill, this stunning new build semi-detached house is a true gem waiting to be discovered. Boasting a modern design spread across three floors, this property offers not just two, but three bedrooms for your comfort and convenience.

Step inside and be greeted by a spacious hall that leads you to a sleek kitchen at the front of the house, perfectly complemented by a lounge area at the rear. The lounge's bi-fold doors open up to a lovely garden, inviting the outdoors in and creating a seamless blend of indoor-outdoor living.

The primary bedroom, located on the second floor, comes complete with its own ensuite, offering a private sanctuary within this contemporary abode. With a built year of 2024, this property exudes freshness and modernity, making it a desirable choice for those seeking a stylish home.



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Kitchen 15'7 x 7'8 (4.75m x 2.34m)

Fitted wall/base units with integral appliances including - fridge/freezer, washing machine and dishwasher.



Lounge 13'3 x 12'5 (4.04m x 3.78m)



Bedroom 3 11'1 x 8'3 (3.38m x 2.51m)



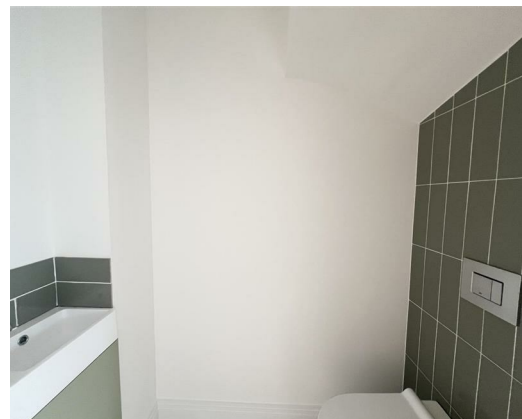
En-suite 6'1 x 4'6 (1.85m x 1.37m)

Bedroom 4 11'5 x 10'1 (3.50m x 3.09m)

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Bedroom 2 12'6 x 10'6 (3.81m x 3.20m)



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