





# Oaks View, Hythe, CT21 6NS

£475,000



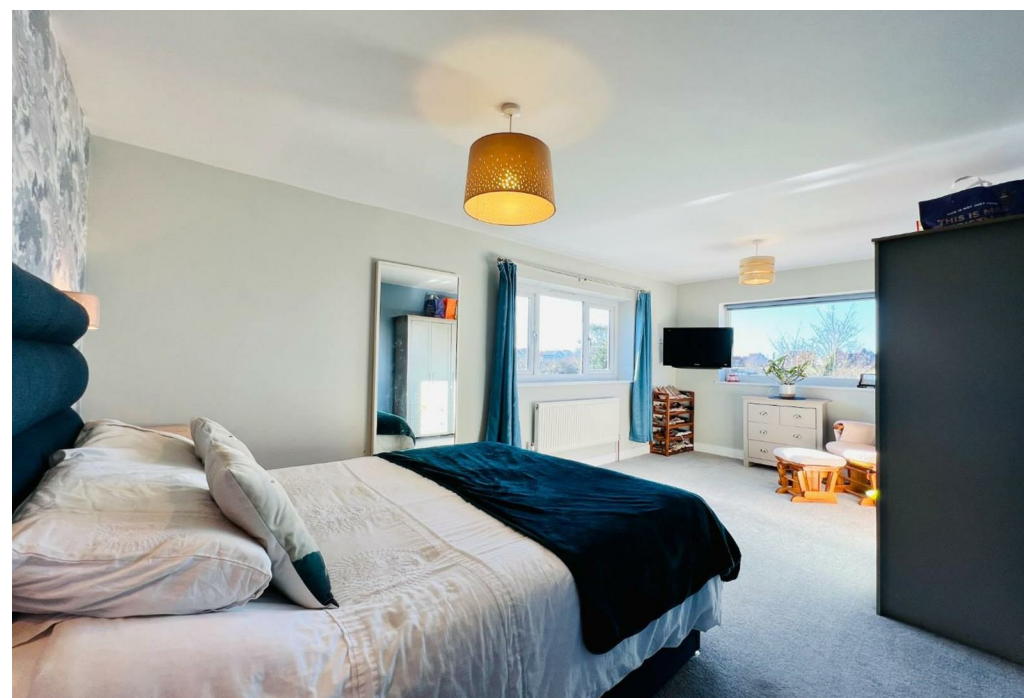
GUIDE PRICE OF £475,000 - £500,000. An impressive four/five bedroom extended family home with striking 30' x 28' open plan reception room, that can only fully be appreciated upon internal viewing. The property is situated in a quiet cul de with a south facing garden and beautiful lake views.

The well presented accommodation has been lovingly extended by the current owners, creating a fantastic home to entertain. The accommodation offers entrance hall, downstairs bathroom, utility room and fifth bedroom, that provides flexibility to be either a bedroom, home office or further reception room. The open plan reception and kitchen offers the wow factor and is the heart of the home and provides, sitting area, dining area and modern kitchen, which all over look the rear garden via multiple doors and windows. The kitchen offers a range of wall and base units with integrated appliances and central island unit. The first floor offers a landing leading to double aspect master bedroom, with beautiful lake views, three further bedrooms and family bathroom.

The property is approached by a driveway providing parking for several cars with pathway leading to front door and side access. The south facing garden offers plenty of space for the family to entertain with large patio area, laid to lawn garden with barked area and timber shed.

The vendor informs us the property was rewired in 2019 and a new boiler was installed also in 2019.

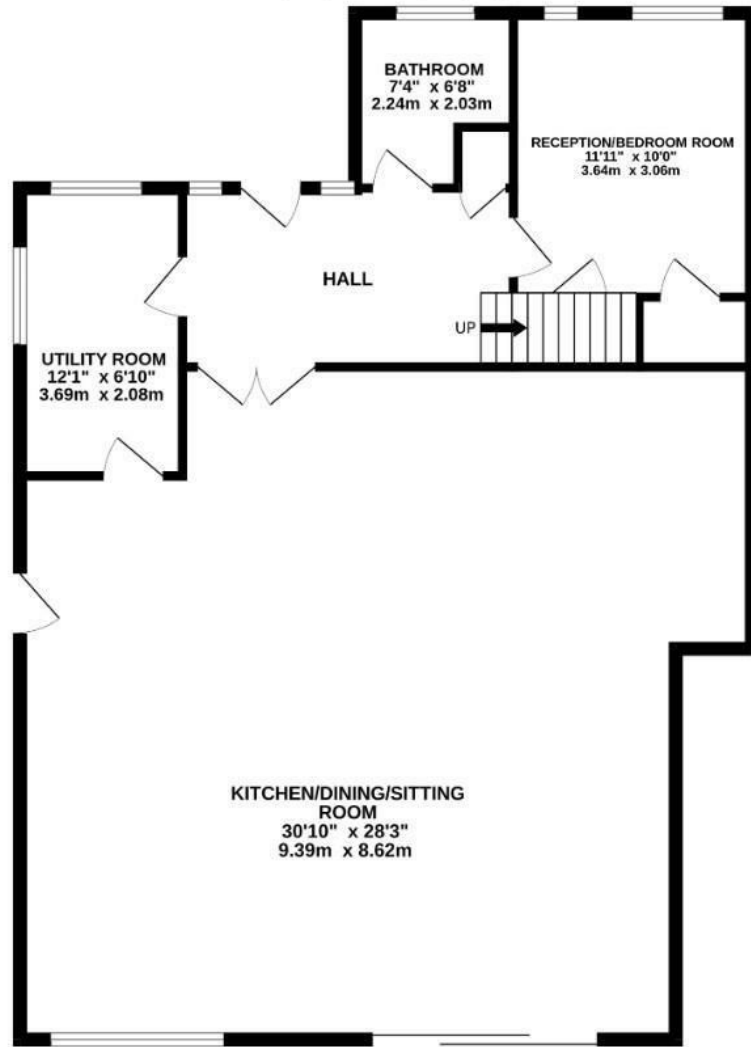
The property was underpinned in 1969  
Services - Mains water, gas, electricity and sewerage  
Heating - Gas central heating  
Broadband - Average Broadband Speed 3mb to 1000mb  
Mobile Phone coverage - Poor - Good  
Flood Risk - Very Low



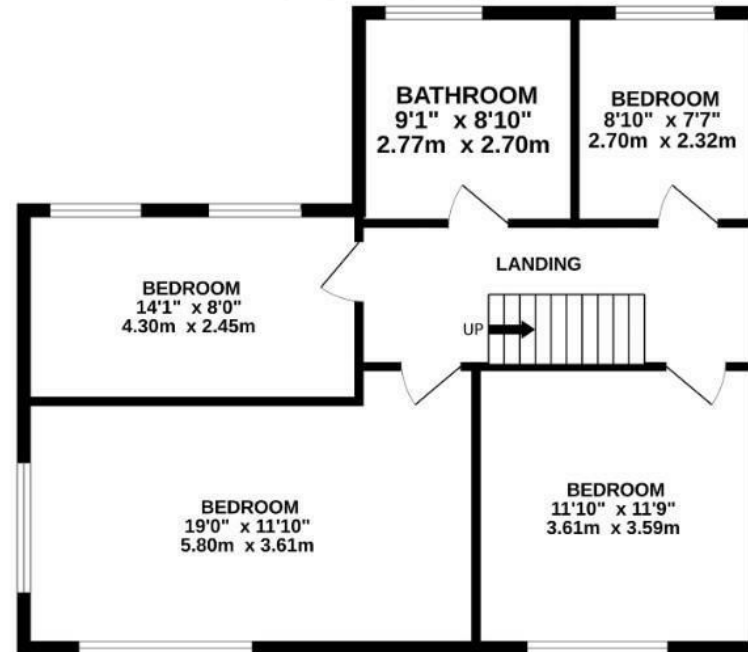


Tenure: Freehold  
Council Tax Band: C

GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1879 sq.ft. (174.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- EXTENDED FOUR/FIVE BEDROOM FAMILY HOME
- IMPRESSIVE 30' X 28' OPEN PLAN KITCHEN/RECEPTION ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH BEAUTIFUL LAKE VIEWS
- TWO BATHROOMS AND UTILITY ROOM
- SOUTH FACING REA GARDENS
- DRIVEWAY OFFERING PARKING FOR SEVERAL CARS
- QUITE CUL DE SAC
- WELL PRESENTED ACCOMMODATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING

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		
	74	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.