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# CLIFF ROAD, HYTHE

Asking Price £875,000



A spacious five bedroom detached family home situated in a highly desirable private road, which offers flexible living accommodation including three reception rooms, double garage and sits on a private southerly aspect plot of 0.39 of an acre.

The light and airy accommodation offers entrance hall leading to cloakroom, double aspect sitting room with open fire, study, master bedroom with en suite shower room and walk in wardrobe and a good size fifth bedroom. The lower ground floor accommodation offers kitchen/dining room, utility room, family/dining room, guest bedroom with fitted wardrobes and en suite, double bedroom with fitted wardrobes, a further double bedroom and family bathroom. The kitchen offers a range of wall and base units with granite worktops and a range of integrated appliances.

The property is approached via gated driveway, which leads down to the property and double garage with additional parking. The property sits on a plot of approx. 0.39 of an acre with private southerly gardens which offer patio area overlooking the mainly laid lawn garden with a range of mature shrubs and trees.

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## KEY FEATURES

- FIVE BEDROOM DETACHED FAMILY HOME
  - HIGHLY SOUGHT AFTER ROAD
  - THREE RECEPTION ROOMS
- DOUBLE ASPECT KITCHEN/DINING ROOM
- FLEXIBLE LIVING ACCOMMODATION
- CLOAKROOM AND UTILITY ROOM
- TWO EN SUITES AND FAMILY BATHROOM
- GATED DRIVEWAY LEADING TO DOUBLE GARAGE
  - ENCLOSED PRIVATE GARDENS
  - PLOT OF 0.39 OF AN ACRE

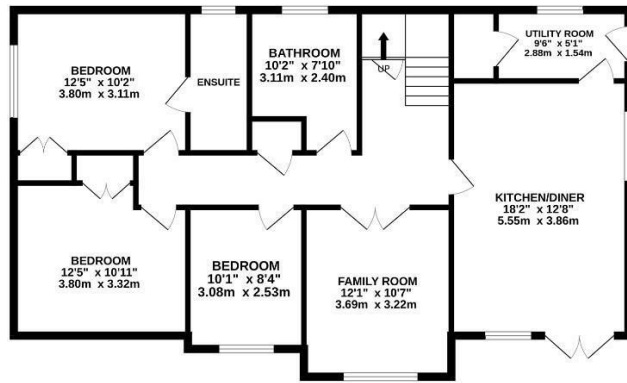




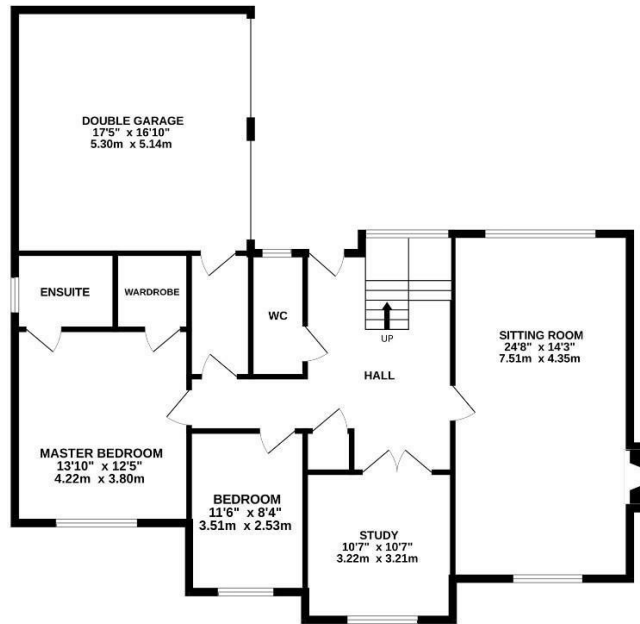




GROUND FLOOR  
1062 sq.ft. (98.7 sq.m.) approx.

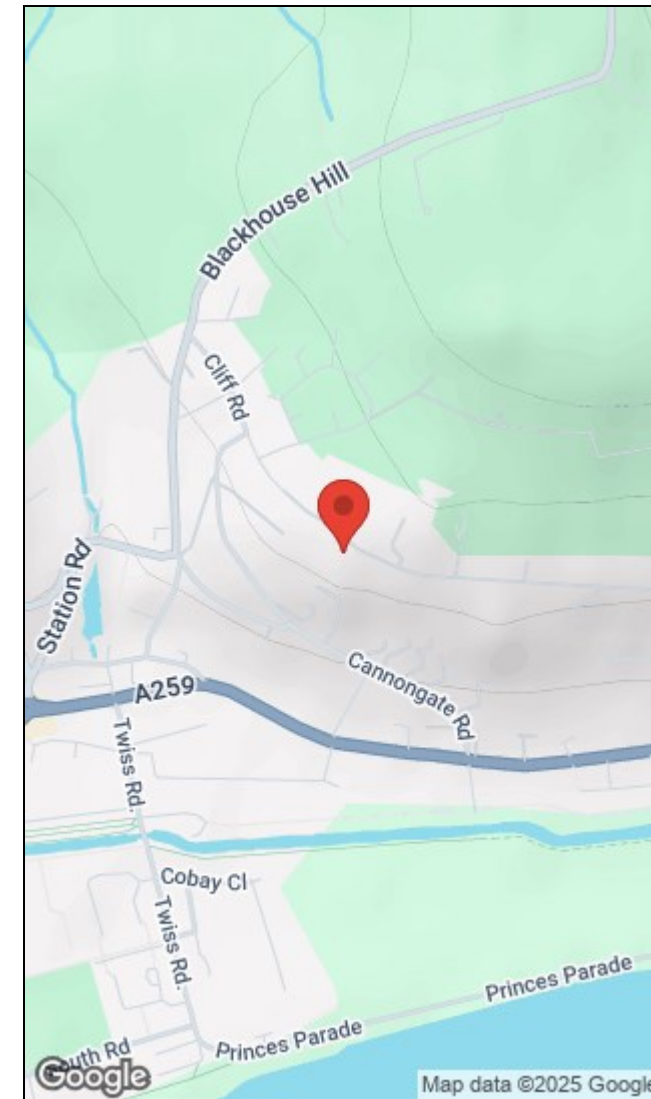


1ST FLOOR  
1333 sq.ft. (123.8 sq.m.) approx.



TOTAL FLOOR AREA : 2395 sq.ft. (222.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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