



Earlsfield Road, , Hythe, Kent, CT21 5PE

- FAMILY HOME
- OPEN PLAN FAMILY SPACE
- OAK ENGINEERED FLOORING
- PARKING
- CLOSE TO THE BEACH
- FOUR BEDROOMS
- QUALITY APPLIANCES
- LONG REAR GARDEN
- CLOSE TO AMENITIES
- EPC C

£2,100 Per Calendar Month



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DESCRIPTION

Hunters are pleased to offer for let this beautifully presented, deceptively spacious, four double bedroom semi-detached home arranged over three floors. The property has been extended and completely refurbished inside and out to include quality fittings.

The light and airy living space comprises entrance hall which has a view through to the rear garden, cloakroom, the open plan fitted German 'Tradex' kitchen A quality German 'Tradex' kitchen with a range of matching grey gloss base and wall units, under counter lighting, Silestone work surfaces and upstands, two built in 'Miele' double ovens and further built in 'Miele' combination microwave/oven with plate warmer, inset 'Bosch' induction hob with extractor over, engineered oak flooring, breakfast bar, enclosed utility area with double doors providing space and plumbing for washing machine and space for tumble dryer, large roof lantern with led lighting, aluminium Bi-Folding doors opening on to the rear garden, sitting room/snug area with fireplace having wood burning stove.

To the first floor there are three double bedrooms and the family bathroom, while to the third floor, the master suite provides a further double bedroom, walk in wardrobe and en-suite shower room. There is the benefit of a large rear enclosed garden, with beautiful patio/seating area, with gated access taking you to the front of the property where off road parking for two cars is available. AVAILABLE 20TH OCTOBER





Ground Floor
Approx. 80.8 sq. metres (889.6 sq. feet)



First Floor
Approx. 50.9 sq. metres (547.5 sq. feet)



Second Floor
Approx. 23.3 sq. metres (251.0 sq. feet)



Total area: approx. 155.0 sq. metres (1668.1 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp

Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

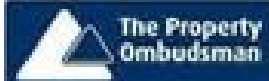
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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	

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.



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