



**56 Hythe Road, Ashford, TN24 8AH**

**£1,000 Per month**

Freehold - Ideally situated in the sought after area of St Helier/Trinity border, this 3 bedroom detached house would make the perfect family home. The house is presented in immaculate condition, which is a credit to the current owners and enables the new buyer to move straight in. Briefly comprising: large lounge with functional fireplace, fully fitted eat in kitchen with sliding doors to the garden and downstairs w.c. Upstairs there is a master bedroom which is fitted with wall to wall wardrobes and side units, a 2nd double bedroom, single bedroom and house bathroom. To the rear of the property is a great size enclosed garden which is mainly laid to lawn with decked area and paved area which provides an ideal space for alfresco dining. To the front is a single garage plumbed for utility, and parking for 2 cars plus visitor spaces. Just a short drive to town, local primary and secondary schools, this fantastic home is perfect for any growing family and viewing comes highly recommended.

### **Kitchen 17'1 x 9'2 (5.21m x 2.79m )**

A range of high and low level wooden units with laminate work surfaces. Integrated double oven with Neff 4 ring ceramic hob and overhead chrome extractor fan, integrated Neff fridge and dishwasher. One and a half bowl stainless steel sink with drainer and mixer tap. Ample space for family sized dining table and chairs. Window to the side and sliding doors leading onto the rear garden. Stained oak engineered wooden flooring with underfloor heating.

### **Bathroom 6'10 x 6/3 (2.08m x 1.83m/0.91m )**

Three piece white suite comprising; Wash hand basin, w.c, bath with overhead shower attachment and glass screen. Heated towel rail. Window to the front. Partly tiled walls.

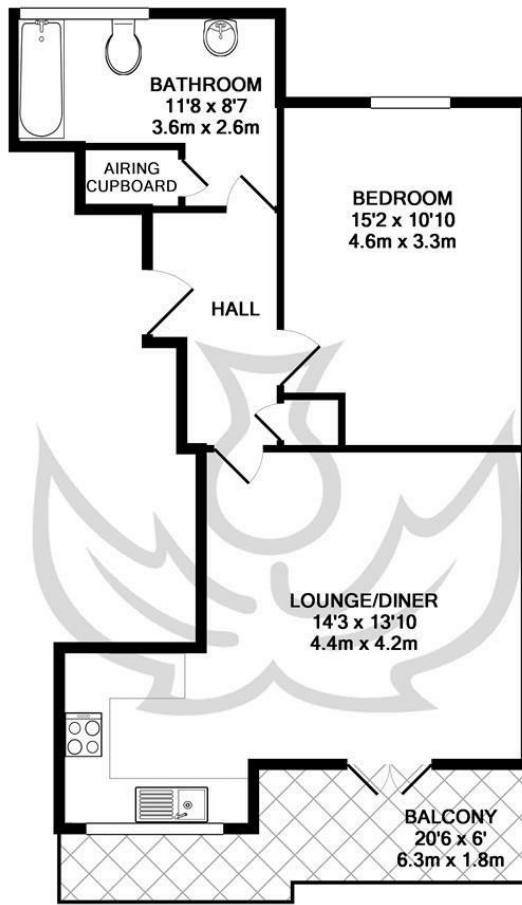
### **Services**

Underfloor electric heating in the hallway, kitchen and living room. Rest of house is electric heating. Double glazed, wired for Sky and Fibre Optic.

### **Parking**

Single garage (also plumbed for utility) 2 parking spaces to the front, with ample visitor spaces.

## Floor Plan

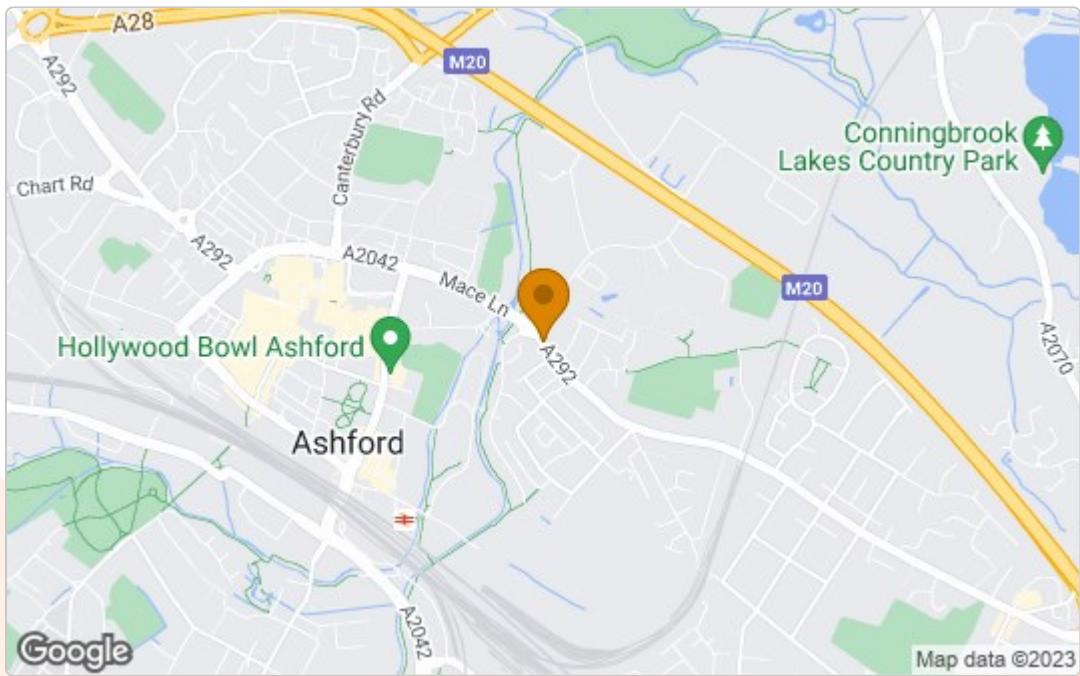


TOTAL APPROX. FLOOR AREA 52.4 SQ.M. (564 SQ.FT.)

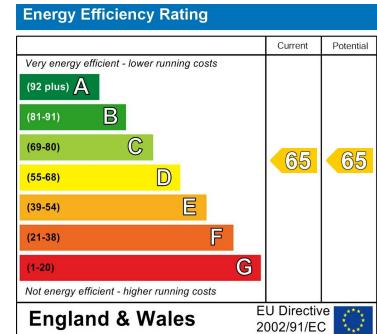
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



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