



1 The Marshes, Hersden, Canterbury, CT3 4FS
£1,850 Per month



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Introducing a stunning property that is available to let. This delightful family home comprises a spacious lounge with plenty of natural light and a modern and stylish kitchen/Family room that incorporates a dining room. The kitchen boasts a range of integrated appliances, including a hob, oven, fridge, freezer, and dishwasher, making it ideal for entertaining guests.

The ground floor also benefits from a utility room housing a washing machine and tumble dryer for ultimate convenience. Upstairs, there are three double bedrooms, each with built-in wardrobes and an en-suite modern shower room, with the main bedroom having a fabulous walk-in dressing room.

The family bathroom comprises modern fixtures and fittings, and the property is decorated with neutral colour throughout, making it easy to furnish to match your style.

This property also offers ample parking with its garage and drive, promising to provide enough space for the family's vehicle needs. The front and rear gardens have been designed to offer beautiful outdoor space to entertain guests, host barbeques, or simply relax.

Located in a desirable area, this property is close by to local amenities, transport links, and schools, making it an ideal choice for families. This is an excellent opportunity to rent a family home that offers comfort, space and all the features you could need. Book a viewing today and see exactly what this fantastic property has to offer.

Description

Entrance Hall
9'5 x 6'2

Formal Sitting Room
17'3 (into bay) 15'7 x 11'5

WC
6'1 x 5'4

Open Plan Kitchen/Dining/Family Room
24'7 x 12'

Utility Room
5'5 x 5'4

First Floor Landing

Bedroom One
12'8 (into bay) 11'4 x 11'4

Walk In Wardrobe
7'9 x 5'

Bathroom Suite With Separate Shower Cubicle
12'6 x 7'6

Bedroom Two
11' x 10' 9

En Suite Shower Room
7'4 x 3'5

Bedroom Three
10'7 x 8'8

En Suite Shower Room
8'7 x 3'5

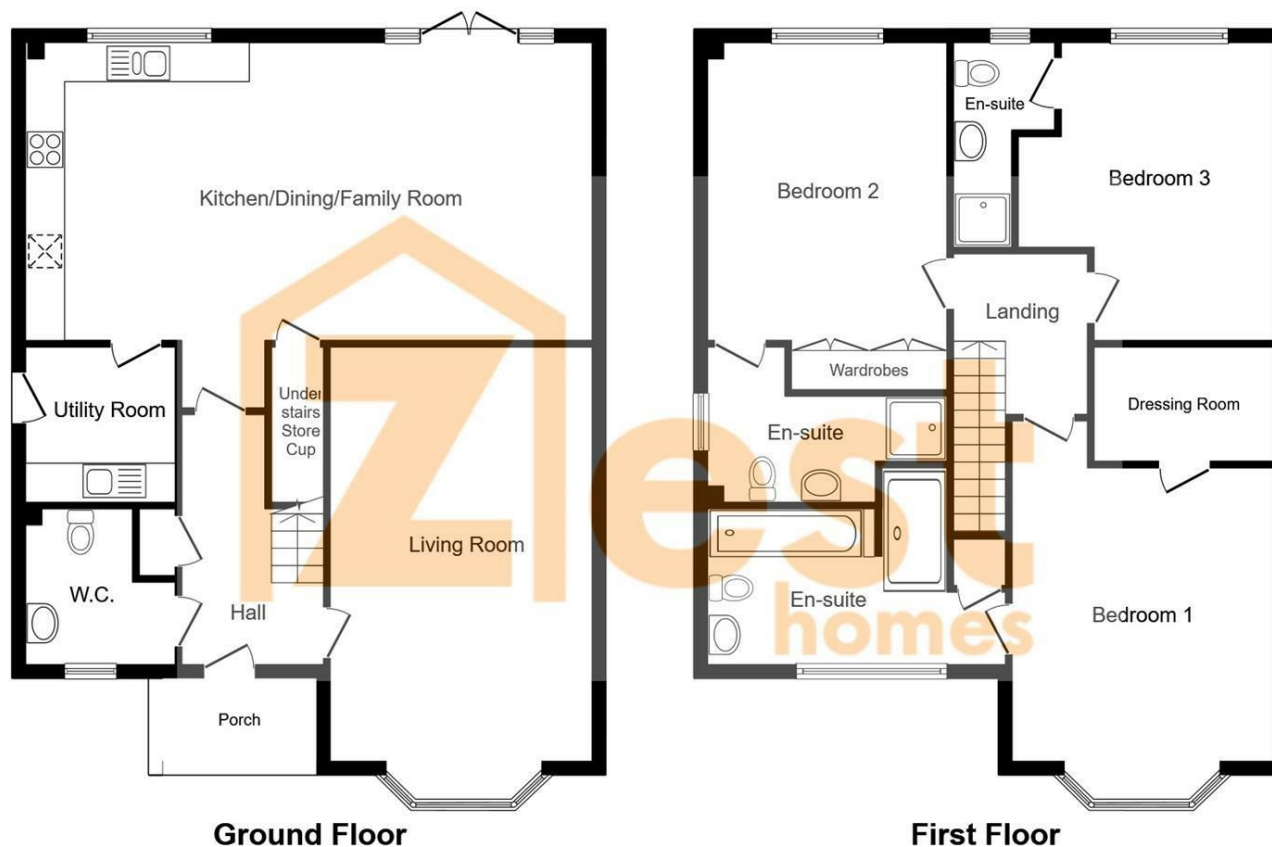
Garage & Parking For Two Vehicles
18'3 x 9'2 (opening space 7'7)
Car charging point located to side of property (near garage)

Front Garden

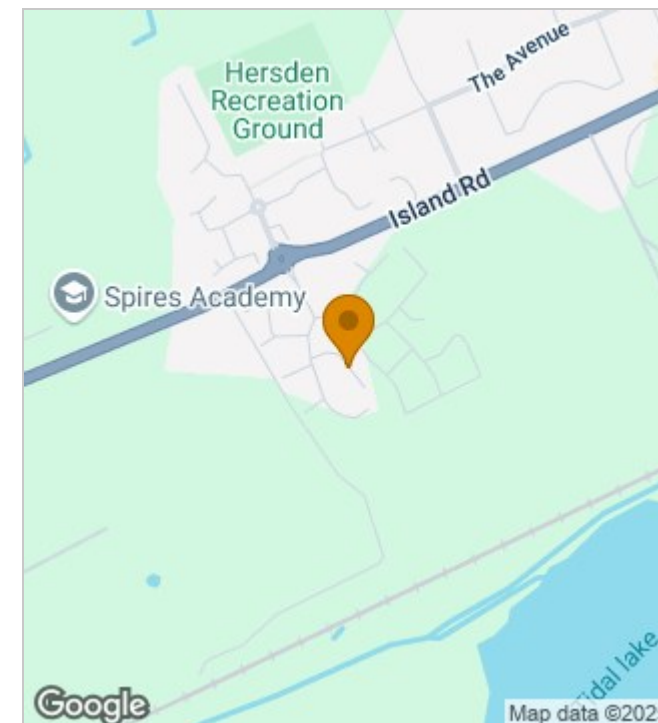
Rear Garden

Please Note
Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

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2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
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