



8 Sandilands Way, Hythe SO45 3HH

paul jeffreys



8 Sandilands Way, Hythe

AN EXTENDED SEMI-DETACHED HOUSE

Superb 7.46m/24'6" newly fitted kitchen/family room, ground floor cloakroom, gas central heating, double glazed conservatory, ample parking.

ACCOMMODATION

Entrance hall, lounge, refitted kitchen/family room, dining room, conservatory, 3 bedrooms, bathroom, cloakroom, utility room

ENTRANCE HALL Replacement front door, staircase, pipework in place for radiator.

LOUNGE c.4.00m X 3.63m (13'1" x 11'11"). Front aspect window, radiator, open fireplace.

KITCHEN/FAMILY ROOM c.7.46m x 3.55m (24'6" x 11'8"). A superb room with range of nearly new units comprising inset single drainer 1.5 bowl sink unit inset in natural wood worktop with drainer, range of base units with cupboards and drawers with natural wood worktops above, integrated dishwasher, integrated fridge/freezer, stainless steel gas fired burner hob with stainless steel extractor hood, electric double oven, pull-out racked unit, corner carousel storage unit. Vertical radiator, wood laminate flooring, TV point, recessed downlighters, smooth plastered ceiling. Front aspect window, UPVC double glazed French doors to rear garden with two adjoining glazed panels, door to:

UTILITY ROOM c.2.34m x 1.84m (7'8" x 6'). Plumbing for automatic washing machine, space for tumble dryer, worktop with cupboard below. 'Vaillant' recently installed gas fired boiler, recessed downlighters, half glazed door to side of property. Doorway to:

CLOAKROOM Recently fitted with white suite comprising WC, wash hand basin, chrome heated towel rail, rear aspect window.

DINING ROOM c.5.73m x 2.71m (18'10" x 8'11"). Utility area - Single drainer stainless steel sink unit with 1.5 bowl sink unit, cupboards below, adjoining worktops, two built in cupboards. Pipework in place for radiator, rear aspect window, sliding double glazed patio door leading to:

CONSERVATORY c.3.52m X 3.01m (11'7" X 9'11" max. measurements). Of part brick cavity construction with UPVC double glazed units, wood laminate flooring, double doors leading to rear garden.

LANDING Hatch to loft space with drop down ladder.

BEDROOM 1 c.4.02m x 3.33m (13'2" x 10'11"). Front aspect window, radiator, built in double wardrobe, part wood laminate flooring, telephone point.

BEDROOM 2 c.3.67m x 2.71m (12' x 8'11"). Rear aspect window, wood laminate flooring, radiator.



BEDROOM 3 c.2.94m x 2.30m (9'8" x 7'7" max. measurements as room is L shaped). Front aspect window, radiator, built in cupboard and drawer unit.

BATHROOM White suite with fully tiled walls, comprising panelled bath with mixer tap shower attachment over, pedestal wash hand basin, WC, chrome heated towel rail, rear aspect window.

OUTSIDE FRONT GARDEN: Parking for approx. 4 cars, lawned area, side access (no gate at present) leading to **REAR GARDEN:** Lawned area, outside tap, space for greenhouse, timber shed.

COUNCIL TAX BAND 'C' - payable 2017/18 - £1,440.13.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 119.1 sq. metres (1,282.1 sq. feet) approx.

TENURE The agents are advised this property is **FREEHOLD**.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn and after a short way turn left into Deerleap Way. Continue to the very bottom where the road bends round to the right into Rosebery Avenue. Continue to the very top bearing right with the brick pillars on the left round into Shoblends Way and Sandilands Way will be found on the right with the property situated at this end.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

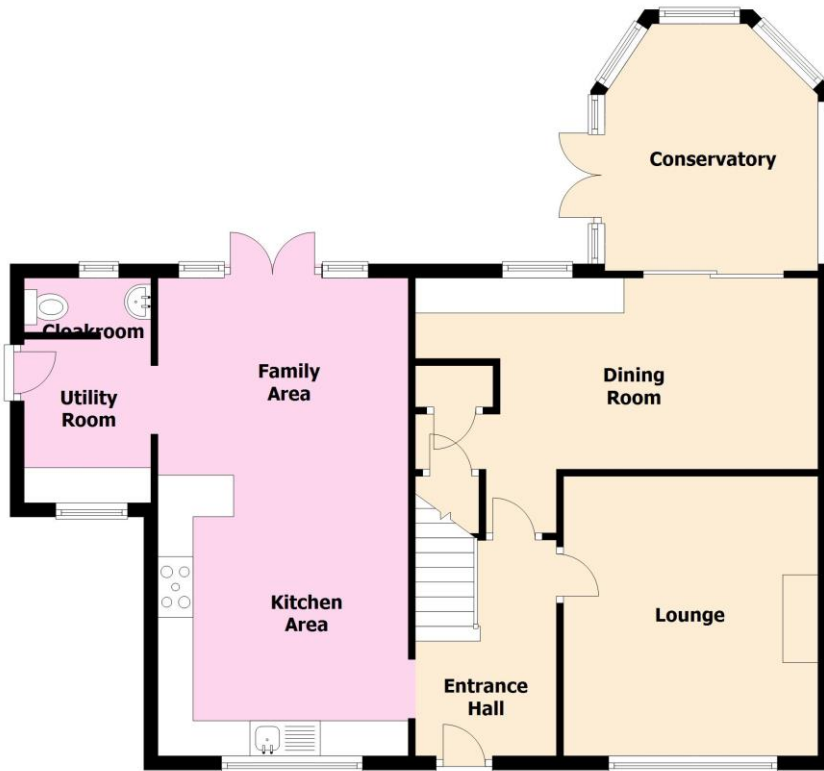
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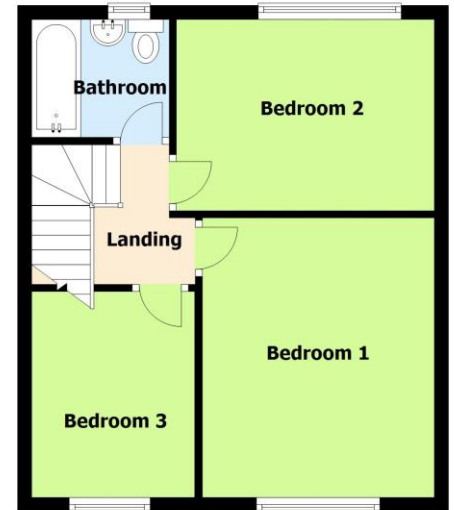
Ground Floor

Approx. 80.2 sq. metres (862.8 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 119.1 sq. metres (1282.1 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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