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# Britten Close, Hythe

## Guide Price £600,000

**HUNTERS**<sup>®</sup>  
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GUIDE PRICE OF £600,000 - £625,000. A well presented two/three bedroom detached home, which offers a light and airy accommodation with high spec kitchen/dining, southerly rear aspect garden and situated in a sought after cul de sac within level walking distance to the Hythe High Street and canal.

The flexible accommodation offers entrance hall leading to modern kitchen/dining room, sitting room, study, cloakroom and utility room. The impressive kitchen offers a high gloss kitchen, with a range of wall and base units, wooden worktops and a range of integrated appliances including double oven, hob with extractor canopy, fridge freezer, wine cooler and dishwasher. The utility room offers matching units to the kitchen with spaces for washing machine. In addition, the study offers the flexible to be a third bedroom depending on your needs. The first floor offers two double bedrooms and a modern shower room.

The property is approached by a driveway offering parking for several cars leading to a integrated garage with electric up and over door and side access. The front garden is mainly laid to lawn with a variety of flower and shrub borders. The southerly aspect rear garden offers an easy to maintain garden with block paving, lawn areas and variety of flower and shrub borders.

The property is located in a quiet cul de sac, with in easy access to the Hythe's Town Centre. Hythe offers an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts Sainsbury's and Waitrose is only a short stroll away. The seafront and promenade are also only a short walk away, and can be accessed via the picturesque 'Lady's Walk'. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys' and girls' are available in nearby Folkestone.

Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

Broadband - 11mb - 1000MB

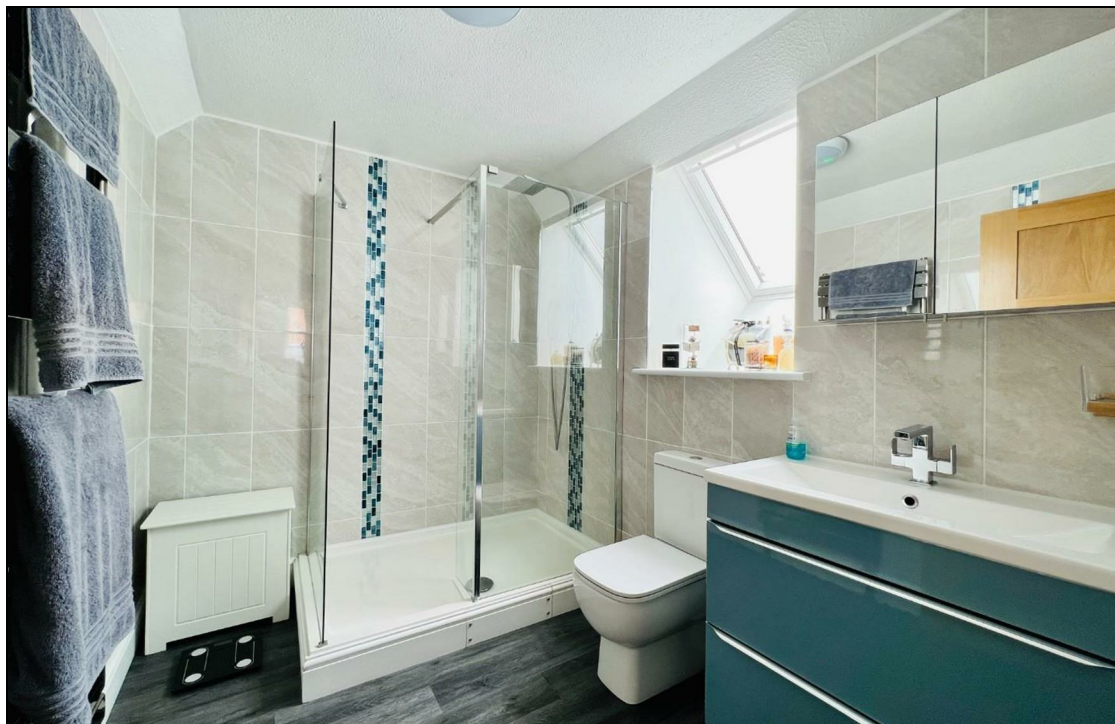
Mobile Phone coverage - Ok - Good

Flood Risk - Very Low

- WELL PRESENTED DETACHED HOME
  - TWO/THREE BEDROOMS
  - TWO/THREE RECEPTION ROOMS
  - HIGH SPEC KITCHEN/DINING ROOM
    - DOWNSTAIRS CLOAKROOM
    - HIGH SPEC SHOWER ROOM
  - SOUTHERNLY ASPECT REAR GARDEN
  - DRIVEWAY PROVIDING AMPLE PARKING
- INTEGRATED GARAGE WITH ELECTRIC DOOR
  - SOUGHT AFTER LOCATION









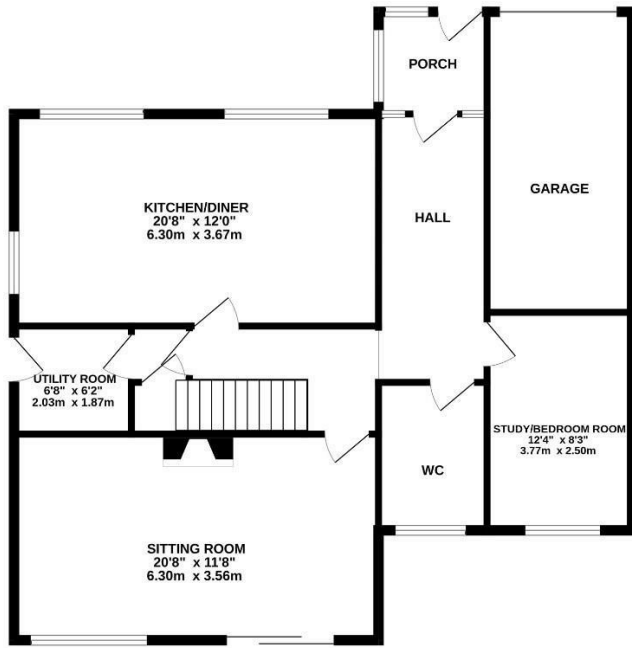




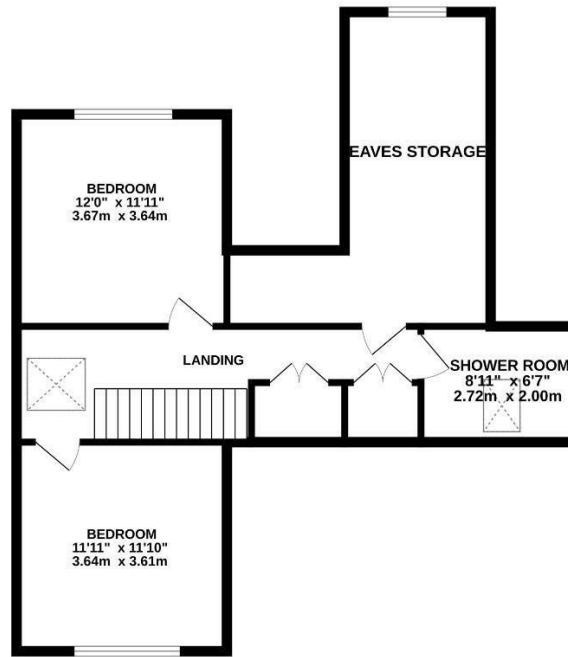




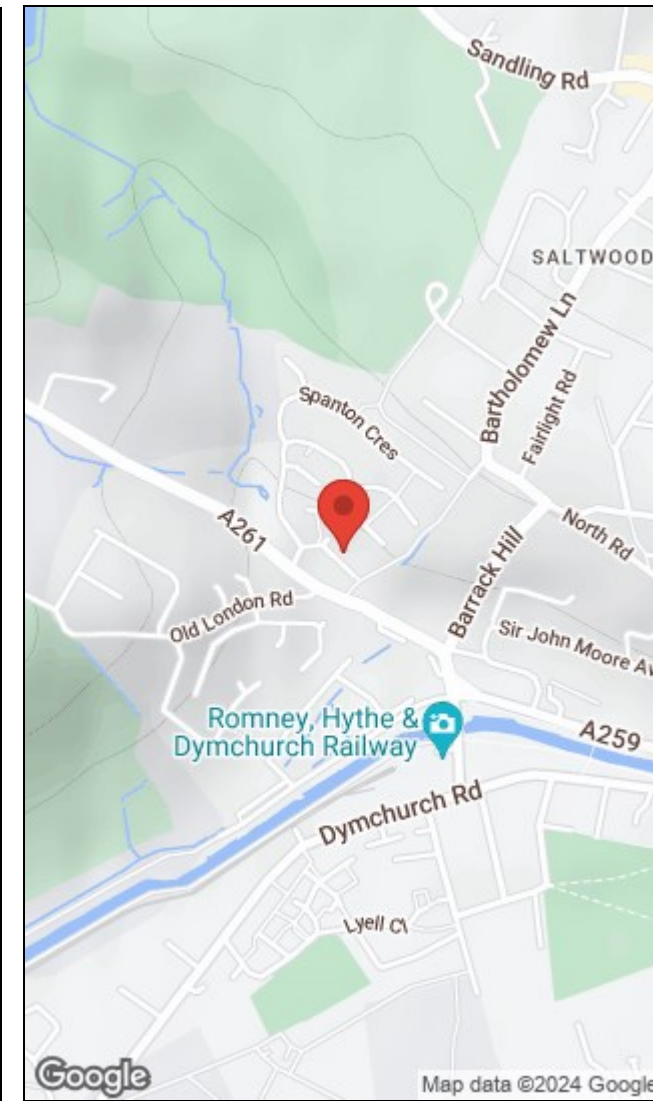
GROUND FLOOR



1ST FLOOR



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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	78
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

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