



## London Road, , Hythe, CT21 4JH

- NO ONWARD CHAIN
- KITCHEN/DINING ROOM
- DRIVEWAY AND GARAGE
- WALKING DISTANCE TO HIGH STREET

- TWO BEDROOM DETACHED BUNGALOW
- MODERN EN SUITE AND BATHROOM
- SOUTHERNLY ASPECT REAR GARDEN
- DOUBLE GLAZING & GAS CENTRAL HEATING

**Guide Price £475,000 - £500,000**





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## DESCRIPTION

GUIDE PRICE OF £475,000 - £500,000 - NO ONWARD CHAIN. A well presented two bedroom detached bungalow with modern kitchen/dining room, driveway and garage and situated within a short walk to Hythe High Street.

The light and airy accommodation offers entrance porch leading to entrance hall with access to sitting room, kitchen/dining room, two double bedrooms and bathroom. The modern kitchen offers a range of wall and base units with integrated fridge/freezer, dishwasher, microwave oven, and space for range cooker. The master bedroom offers en suite shower with access to walk in wardrobe.

Externally the property offers a front laid to lawn garden with mature shrubs and driveway with access to garage. The good size garage offers access door to kitchen, power and light and plumbing for washing machine. The rear garden offers a patio with steps leading to a raised graveled area with a range of mature shrubs and side access.

The property is located in 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 - 48MB

Mobile Phone coverage - Ok - Good

Flood Risk - Very Low

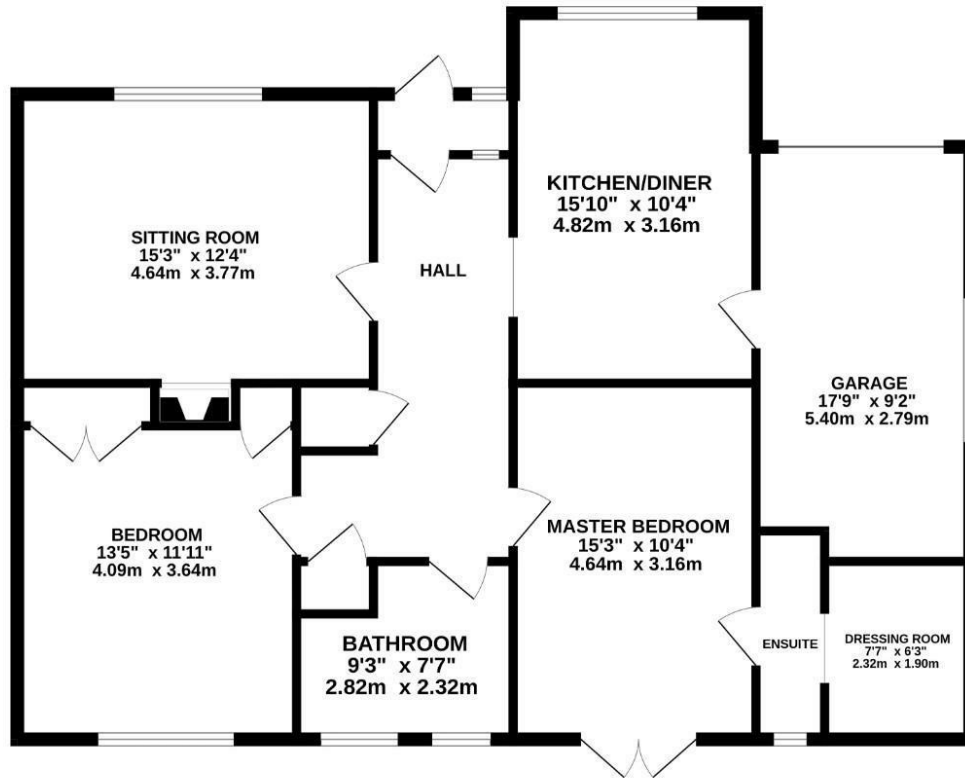








## GROUND FLOOR



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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### Viewings

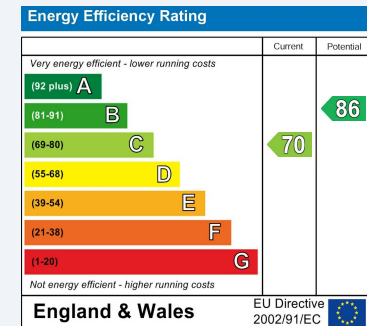
Please contact [hythe@hunters.com](mailto:hythe@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.