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# St. Marys Road, West Hythe

Offers In Excess Of £450,000



Nestled in the tranquil semi-rural setting of St. Marys Road, West Hythe, this charming detached bungalow offers a perfect blend of comfort and serenity. With two spacious reception rooms, this property provides ample space for relaxation and entertaining. There are two well-appointed bedrooms and modern shower room.

The bungalow is set within delightful gardens, which not only enhance the aesthetic appeal of the home but also offer a peaceful outdoor space to enjoy the lovely views that surround the property. Whether you are sipping your morning coffee or hosting a summer barbecue, the gardens provide an idyllic backdrop.

For those with vehicles, the property boasts parking for up to five vehicles, making it an excellent choice for families or those who enjoy having guests. This feature adds to the practicality of the home, ensuring that parking is never a concern.

In addition, the property offers a detached garage with a room above, which provides a fantastic opportunity to convert in a separate accommodation creating an ideal Air B & B or additional family accommodation.

In summary, this bungalow on St. Marys Road is a wonderful opportunity for anyone seeking a quiet and comfortable lifestyle in a picturesque location. With its generous living spaces, beautiful gardens, and convenient parking, it is a property that truly deserves your attention.

A lovely semi-rural location with lots of countryside walks available, including the picturesque Royal Military Canal. You can even take a walk along the canal path to spot the animals from Port Lympne Zoo! The popular Unit One bar is within walking distance, a great spot to take the dog and enjoy food or drink by the fire.

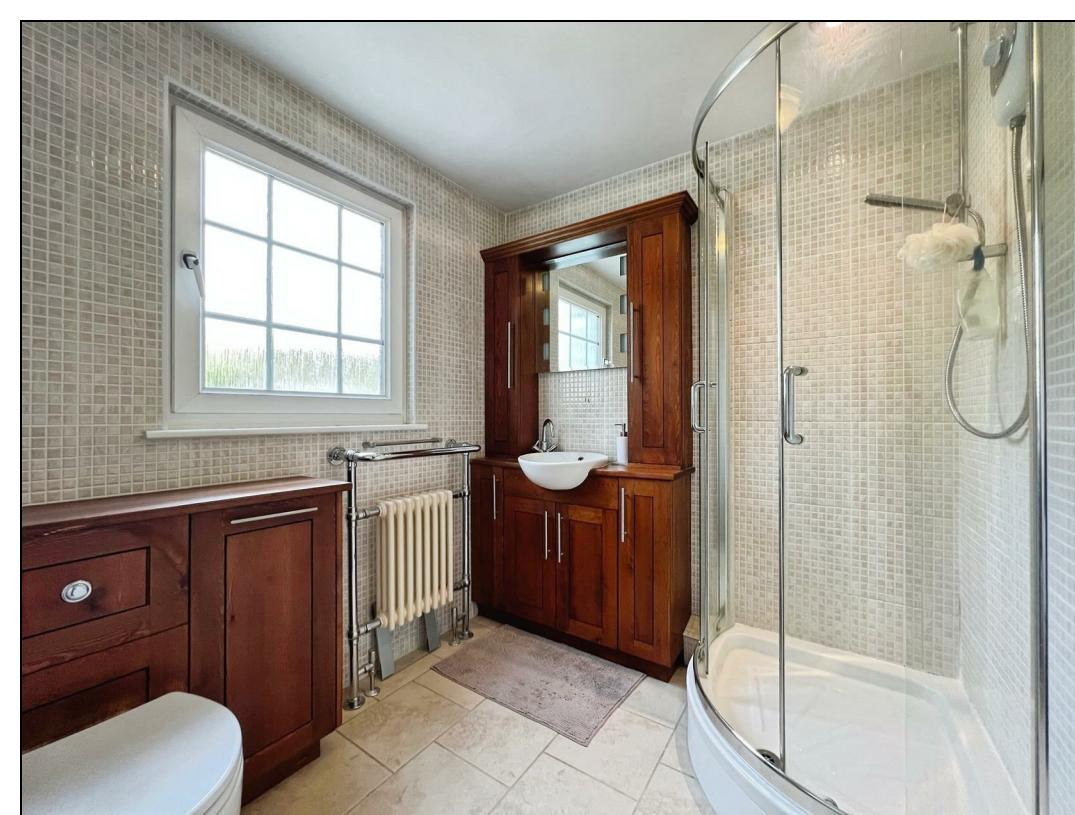
Services - Mains water, electricity and Septic Tank

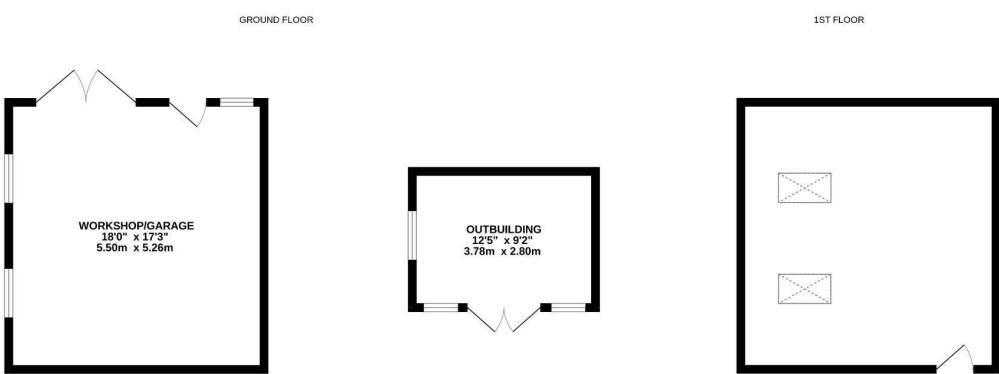
Heating - Oil Central Heating

- Quiet Semi-Rural Location
- Delightful Gardens With Views
- Detached Two Bedroom Bungalow
- Two Cosy Reception Rooms
- Two Comfortable Bedrooms
- Modern Shower Room
- Lovely views From Garden and Conservatory
- Located on St. Marys Road
- Ideal For Peaceful Living
- Viewing Highly Recommended



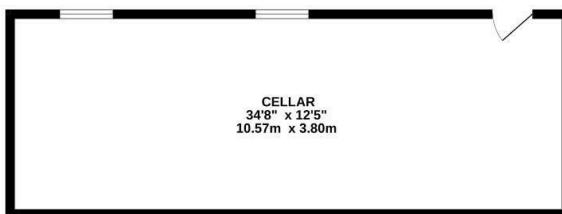




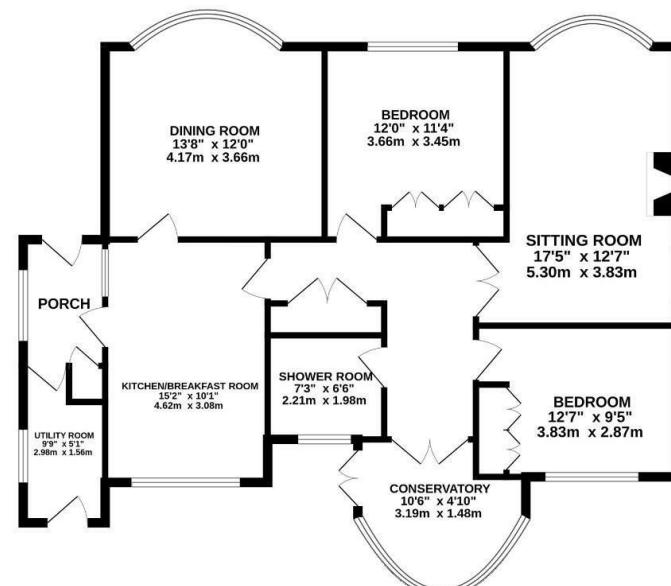


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



## GROUND FLOOR



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| Energy Efficiency Rating                                 |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|--|-------------------------|---|-----------|
|  |                         | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                       |   |           |
| (81-91)  | B                       |   |           |
| (69-80)  | C                       |   |           |
| (55-68)  | D                       |   |           |
| (39-54)  | E                       |   |           |
| (21-38)  | F                       | 43  |           |
| (1-20)   | G                       |   |           |
| Not energy efficient - higher running costs              |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales  | EU Directive 2002/91/EC | EU Directive 2002/91/EC   |           |

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