



49 High Street, Hythe, Kent CT21 5AD



**40 ROMNEY WAY,
HYTHE**

**£385,000 Freehold
NO ONWARD CHAIN**

A particularly well situated semi detached family house in a sought after and peaceful location. The property offers comfortably proportioned and attractively presented accommodation including a sitting room, kitchen/dining room, three bedrooms and a study area. Large garage, parking, garden. EPC D.



**40 Romney Way,
Hythe CT21 6PL**

**Entrance Hall, Sitting Room, Kitchen/Dining Room, Three
Double Bedrooms, Study Area (occasional fourth bedroom),
Bathroom,
Large Garage, Ample Parking, Gardens to Front and Rear**

DESCRIPTION

This well situated semi-detached family house has been extensively improved for the current owners during their period of ownership and now offers beautifully presented accommodation which is of particularly comfortable proportions.

The welcoming entrance hall leads to a generous sitting room with a large picture window overlooking the front garden and the smartly fitted kitchen/dining room opens onto the rear garden. On the first floor there are three very comfortable double bedrooms and a further area which has been previously used as an additional living space/study/games room and study. There is also a family bathroom.

To the front of the house there is a long driveway providing off road parking for a number of vehicles and access to the integral garage. To the rear there is a pretty garden with an expanse of lawn, paved patio area, greenhouse and sheds.

SITUATION

The property is situated approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughts with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well served town with a bustling High Street with a range of independent shops, boutiques, cafes and restaurants. The town also benefits from 4 supermarkets (including Waitrose, Sainsbury and Aldi. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity. The well regarded Palmarsh Primary school is nearby with other highly regarded primary and secondary educational establishments in the vicinity including boys and girls grammar schools in Folkestone.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.



The accommodation comprises:

ENTRANCE HALL

Entered via an obscured double glazed door with obscured double glazed panel to side, staircase to 1st floor, radiator, timber effect flooring, coved ceiling, doors to:-

SITTING ROOM

Timber fireplace surround inset with electric fire, double glazed window to front, coved ceiling, radiator, timber effect flooring, door to:-

KITCHEN/DINING ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated Hoover slimline dishwasher, square edged worksurface inset with 1 ½ bowl sink and drainer unit with mixer tap, tiled splashbacks, recess housing electric double oven and hob with extractor hood above, coordinating wall cupboards, wall mounted gas boiler, integrated fridge/freezer, access to understairs storage cupboard, tiled floor, pair of double glazed windows overlooking the rear garden, double glazed door giving access to the rear garden, coved ceiling, radiator.

FIRST FLOOR LANDING

Access to loft space, access to storage cupboard, doors to:

BEDROOM 1

Double glazed window to front, coved ceiling, radiator.

BATHROOM

Low-level WC, pedestal wash basin, panelled bath with mixer tap and handheld shower attachment, glazed shower screen, obscured double glazed window to rear, heated ladder rack towel rail, part tiled walls.

STUDY/BEDROOM 4

Fitted wardrobe cupboard concealed by sliding doors, double glazed window to rear, coved ceiling, radiator, open through to:-

INNER HALL

Doors to:-

BEDROOM 2

Fitted wardrobe cupboards concealed by sliding doors, double glazed window to front, coved ceiling, radiator.

BEDROOM 3

Fitted wardrobe cupboards concealed by sliding doors, high-level double glazed window to rear, double glazed window to side, coved ceiling, radiator.

FRONT GARDEN

The garden to the front of the property is of a generous size with a driveway giving access to the attached garage and providing parking for numerous vehicles with a lawn to the side backed with borders planted with a variety of shrubs and other plants.

REAR GAREN

The garden to the rear of the property is well enclosed by timber panelled fencing and a block-built wall. The garden is laid extensively to lawn with a pathway leading to the far end of the garden which is paved and accommodates a timber framed greenhouse and timber framed sheds.

GARAGE

With a personal door and an up and over door to front, power and light, high-level to rear, window to side and personal door to side giving access to the rear garden.

EPC Rating Band D.

COUNCIL TAX

Band D approx. £2197.03 (2023/24)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



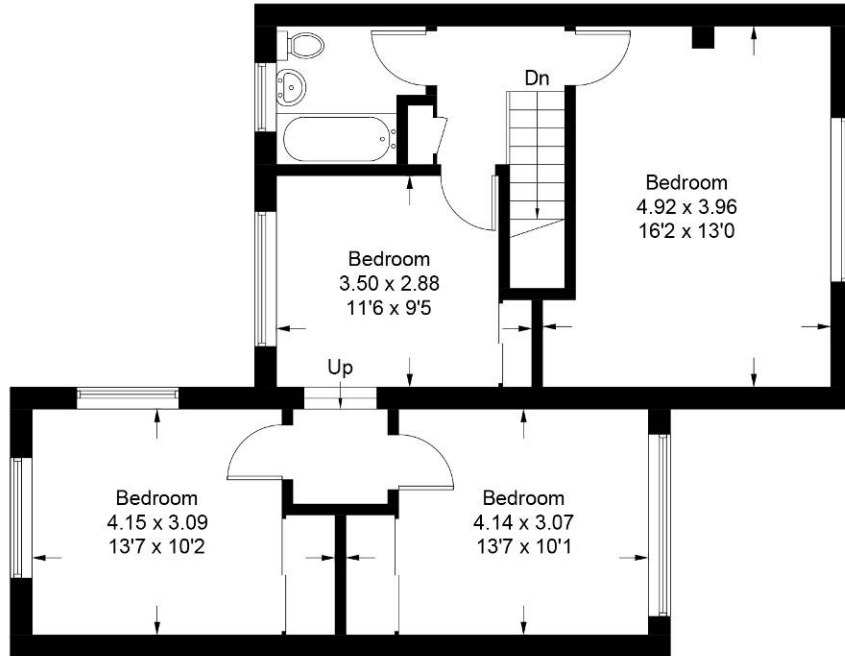




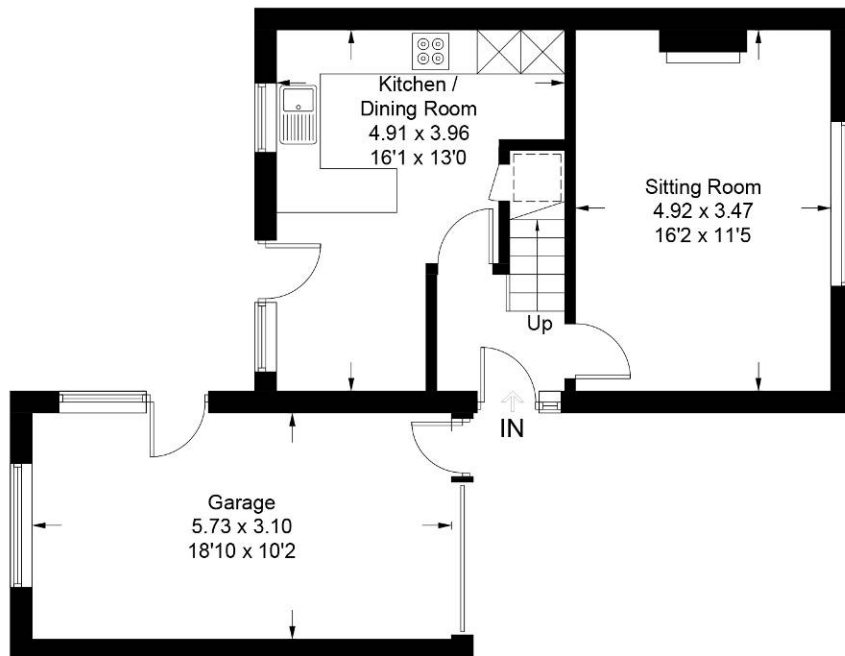
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Approximate Gross Internal Area
Ground Floor = 65.3 sq m / 703 sq ft
First Floor = 37.9 sq m / 408 sq ft
Garage = 17.9 sq m / 193 sq ft
Total = 121.1 sq m / 1304 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004446)