



**Price**  
**£400,000**

**Freehold**

4x  2x  1x 

**Kingfisher Avenue,  
Hythe, Kent, CT21**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Extended home with plenty of room for the family
- Large open plan kitchen and dining area plus a utility room
- Modern family bathroom in addition to a downstairs shower room
- Plenty of parking
- Close to the canal and local primary school and shops

## Accommodation

### GROUND FLOOR

Hallway

Shower Room: 7'6 x 3'9 (2.29m x 1.14m)

Utility Room: 7'10 x 4'7 (2.39m x 1.40m)

Kitchen & Dining Room Area: 14'1 x 9'6 at widest point (4.30m x 2.90m)

Lounge: 21'9 x 11'5 at widest point (6.63m x 3.48m)

### FIRST FLOOR

Landing

Study Area: 9'4 x 5'2 (2.85m x 1.58m)

Bedroom 1: 15'3 x 9'1 (4.65m x 2.77m)

Bedroom 2: 11'9 x 9'3 (3.58m x 2.82m)

Bedroom 3: 11'1 x 8'0 (3.38m x 2.44m)

Bedroom 4: 7'10 x 4'9 (2.39m x 1.45m)

Bathroom: 9'6 x 5'8 (2.90m x 1.73m)

### OUTSIDE

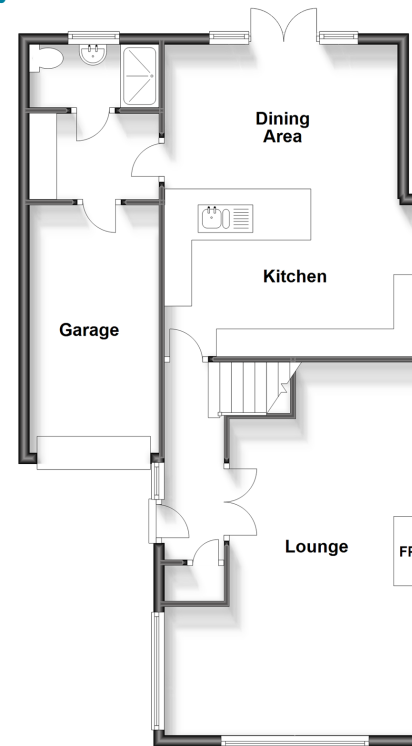
Garage & Off Road Parking

Rear Garden

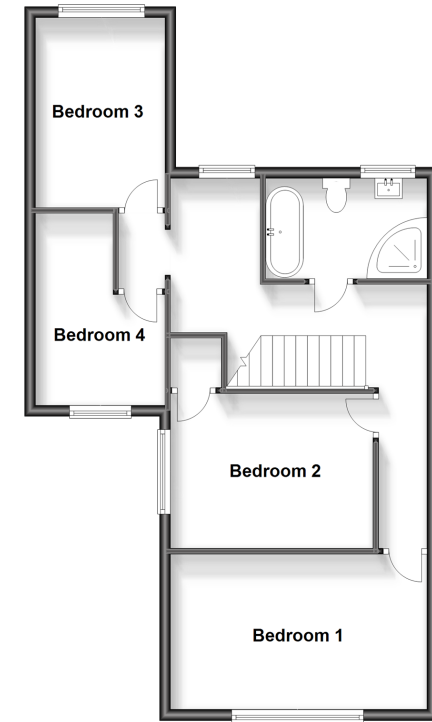
**Call Hythe - 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 75.5 sq. metres (812.4 sq. feet)



**First Floor**  
Approx. 61.9 sq. metres (666.2 sq. feet)



12824453/20250304/MIB/MIB