



36 Warrys Close, Hythe  
£475,000



# 36 Warrys Close

Hythe, Southampton

This well presented four bedroom detached house is offered with no onward chain. The generous lounge features an open fire, creating a cosy focal point, while the large separate dining room is perfect for entertaining or family meals. The well appointed kitchen offers ample storage and workspace, and there is a convenient ground floor WC in addition to the family bathroom upstairs. The property can accommodate up to four bedrooms, providing versatility for growing families or those needing a home office. Throughout, the home is maintained to a high standard, ready for immediate occupation.

Outside, a large shingle driveway provides off road parking for numerous vehicles, with mature hedging to the front enhancing privacy and kerb appeal. A pathway to the side grants access to the sunny and enclosed rear garden, which features a spacious area of decking ideal for outdoor dining and relaxation. The remainder of the garden is laid to lawn, offering plenty of space for children to play or for keen gardeners to enjoy. At the rear of the garden, several outbuildings provide practical storage solutions.

Council Tax band: E

Tenure: Freehold



1 Southward House  
Dibden Purlieu SO45 4PT

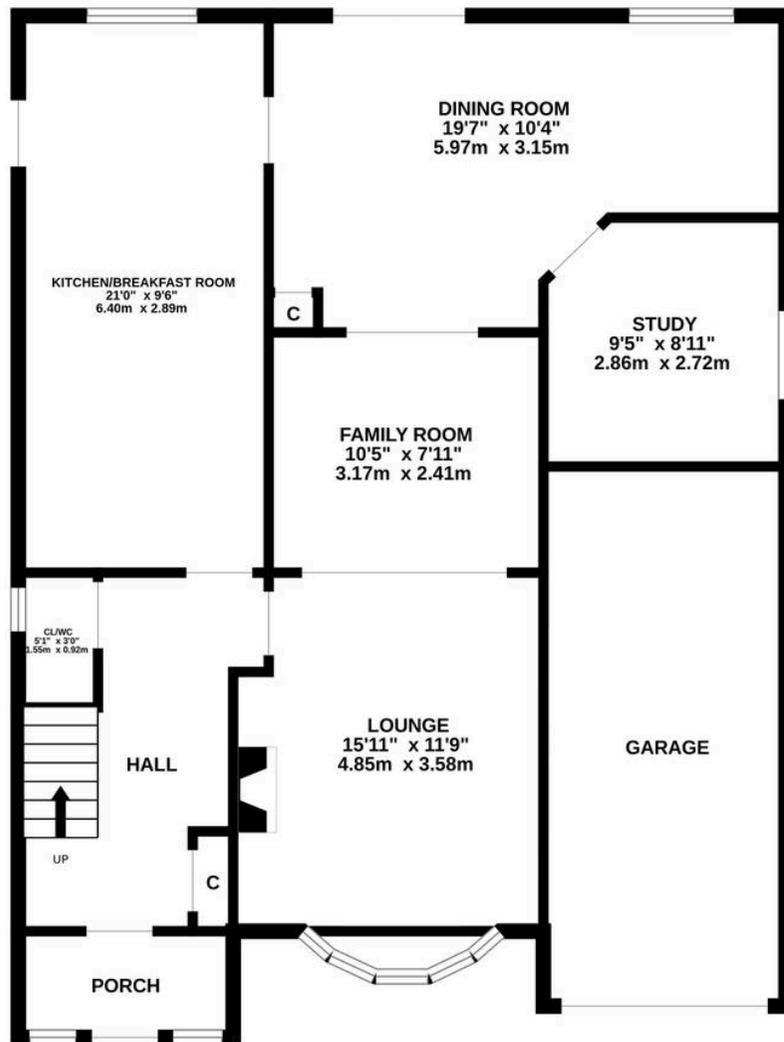


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**GROUND FLOOR**  
1066 sq.ft. (99.0 sq.m.) approx.



**1ST FLOOR**  
479 sq.ft. (44.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) approx.**

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.