



London Road Hythe CT21 4DF

- Detached Bungalow Residence
- Level Walking Distance Of Town Centre
 - Kitchen/Breakfast Room
 - Large Shower Room
- Large Garage & Tarmac Driveway
- Located On A Generous Plot
 - Spacious Lounge/Diner
 - Two Double Bedrooms
- Sizable Terraced Rear Garden
 - No Onward Chain

Guide Price £500,000 Freehold





GUIDE PRICE £500,000 - £550,000

Mapps Estates are delighted to offer this rare opportunity to acquire this spacious detached bungalow residence set on a substantial plot yet within walking distance of the town centre. The generous and well-proportioned accommodation comprises a front porch, a welcoming reception hall, a large lounge/diner, a kitchen breakfast room and lean-to, two double bedrooms and a luxury shower room. The property boasts a tarmac driveway and a large detached garage, as well as an attractive terraced rear garden arranged over three levels and enjoying distant sea glimpses from the top. Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located conveniently within level walking distance of Hythe town centre, which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs through the centre of the town together with Hythe's unspoilt seafront promenade both providing pleasant walks and recreational facilities. The town centre also offers doctors' surgeries, dentists and a library. Primary schooling is located just off Hythe's green with secondary schooling being available in nearby Saltwood and both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West approximately 15 minutes away by car giving fast services to London St Pancras in just over 50 minutes. The area boasts several golf courses including the Hythe Imperial, Sene Valley and Etchinghill. The Cathedral City of Canterbury is approximately 30 minutes away by car and offers cultural facilities such as the Cathedral and the Marlowe Theatre.

Front Porch 6'3 x 3'10

With front aspect UPVC double glazed window and sliding door, wood effect vinyl flooring, wall light, UPVC frosted double glazed windows and front door opening to reception hall.

Reception Hall

With large loft hatch and fitted wooden loft ladder [please note, the loft is part-boarded, has fitted store cupboards and a workbench, a skylight window, power and light, and a modern Worcester Bosch gas-fired combination boiler], radiator.

Lounge/Diner 18' x 15'10 (max points)

With large front aspect bay window with UPVC double glazed windows, additional UPVC double glazed corner window to side, stone effect fireplace with inset coal effect gas fire and matching TV shelf to side, radiator.



Kitchen/Breakfast Room 17' x 9'3

With three rear aspect UPVC double glazed windows looking onto garden, range of wood-fronted fitted store cupboards and drawers, rolltop work surfaces with matching upstands and tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, four ring gas hob with pull-out extractor over and gas oven and grill under, integrated undercounter fridge and freezer, space and plumbing for washing machine, pantry cupboard with bi-fold door, UPVC frosted double glazed window, fitted shelves and consumer unit, space for breakfast table with wall-mounted store cupboards over, tiled floor, vertical radiator, UPVC frosted double glazed door and steps down to lean-to.



Lean-To 13' x 5'3

With pitched polycarbonate roof, UPVC frosted double glazed window and door to front, UPVC double glazed window and door opening to rear garden, fitted worktop and store cupboards, vinyl flooring.



Bedroom 13'10 x 13'4

With large front aspect bay window with UPVC double glazed windows, radiator.



Bedroom 11'11 x 11'4

With rear aspect UPVC double glazed window looking onto garden, additional UPVC double glazed corner window to side, radiator.

Shower Room 10'10 x 7'11

With UPVC frosted double glazed window, large walk-in shower enclosure with rainfall shower, separate hand-held shower attachment and wall-mounted seat, downlighter/extractor fan over, wash hand basin with mixer tap over and store cabinet under, WC, tiled floor and fully tiled walls, chrome effect heated towel rail.

Outside:

To the front of the property is a good-sized detached garage and a tarmac driveway providing off-road parking for three cars. From here steps lead up to the front entrance and a south-facing paved terrace. The front garden is planted with shrubs and hedging. There is a further paved terrace to the side with access to the lean-to, and gated access to the other side with a paved pathway leading through to the rear garden and along the rear of the bungalow. There are outdoor wall lights and a tap, numerous water butts, an attractive ragstone

retaining wall, and steps leading up to the garden. This large garden is mostly laid to lawn with mature shrub borders and trees; a paved pathway leads to the middle level which has a timber summerhouse; the garden continues up the hill to the top level which enjoys distant sea glimpses.

Garage 17'2 x 10'8

With remote-controlled up and over door, power and light.

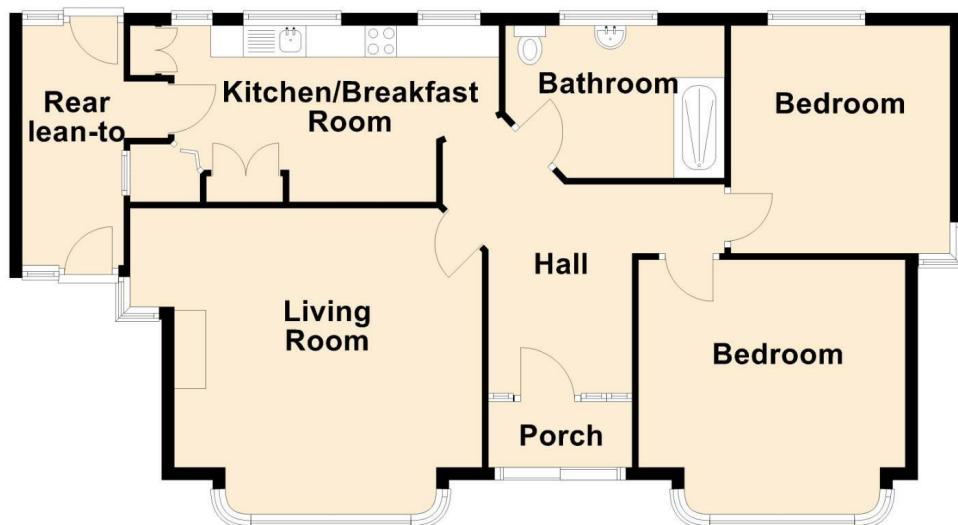






Ground Floor

Approx. 99.8 sq. metres (1073.8 sq. feet)



Total area: approx. 99.8 sq. metres (1073.8 sq. feet)

Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Maps Estates Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.