



Finch Grove

Hythe CT21 6QY

- Semi Detached Chalet Style Residence
 - Spacious Living Room
- Dining Room Opening To Rear Garden
 - Attractive Front & Rear Gardens
- Three Double Bedrooms
- Large Fitted Kitchen/Breakfast Room
- Family Bathroom & Downstairs WC
- Garage & Off-Road Parking

Guide Price £325,000 - £350,000 Freehold





GUIDE PRICE £325,000 - £350,000

Mapps Estates are pleased to present this well presented three bedroom semi-detached chalet style residence located on the western outskirts of Hythe and within level walking distance of the Royal Military Canal. The accommodation to the ground floor comprises a reception hall, a cloakroom, a double bedroom, a spacious living room, and a fitted kitchen opening to a dining room, while upstairs you will find two further double bedrooms with fitted wardrobes and the family bathroom. The property also enjoys attractive and well-tended front and rear gardens, a garage and off-road parking. An early viewing of this lovely family home comes highly recommended.

Located to the western side of the town on the ever popular 'Bird' estate and within walking distance of the Royal Military Canal offering a pleasant walk into town. Regular bus services run along the Dymchurch Road giving access to the town centre which offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. Doctors' surgeries, dentists and library are just off the town centre. Hythe also boasts an unspoilt seafront promenade. Primary schooling is available in nearby Palmersh with secondary schooling being available in Saltwood and 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 high speed services to London, St. Pancras in approximately 50 minutes.

Ground Floor:

Front Entrance

To the front of the property is a covered porch area with outside wall lights and a UPVC front door opening to the reception hall.

Reception Hall 13'11 x 9'6 (max points)

With frosted double glazed windows by the front door, stairs to first floor, understairs store cupboard housing electric meter and modern consumer unit, cupboard housing warm air heating system.

Bedroom 10'4 x 8'9

With front aspect UPVC double glazed window, coved ceiling.

Cloakroom

With frosted window, WC, wall-hung wash hand basin with tiled splashback, wood effect vinyl flooring.

Living Room 18'11 x 11'

With large front aspect UPVC double glazed window with frosted lower panels, feature fireplace, heating thermostat, coved ceiling.

Kitchen/Breakfast Room 11'5 x 11'

With rear aspect UPVC double glazed window looking onto garden, fitted rolltop work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink/drainers with mixer tap over, range of matching store cupboards and drawers, four ring gas hob with pull-out extractor fan over and electric oven under, space and plumbing for washing machine and dishwasher, space for fridge/freezer, coved ceiling, wood effect vinyl flooring, opening through to dining room.

Dining Room 8'10 x 8'1

With large rear aspect double glazed window and sliding patio door opening to rear garden, coved ceiling, wood effect vinyl flooring.

First Floor:

Landing

With side aspect UPVC double glazed window, built-in shelved linen cupboard, built-in store cupboard, loft hatch.

Bedroom 13'10 x 11'

With front aspect UPVC double glazed window with hillside view, recessed built-in wardrobe, coved ceiling.

Bedroom 11'1 x 8'10

With rear aspect UPVC double glazed window looking onto garden, fitted double wardrobe with sliding doors, exposed floorboards.

Family Bathroom 7'5 x 6'6

With UPVC frosted double glazed window, shower bath with mixer tap, Triton electric shower and curved shower screen over, pedestal wash hand basin with mixer tap over, WC, fitted shelves, fully tiled walls, wood effect vinyl flooring.

Outside:

To the front of the property is a garden laid to lawn and with a shrub border. There is a driveway to the side offering off-road parking for two cars and access to the garage. There is gated access leading through to the attractive rear garden which enjoys a paved patio, a lawn with shrub borders, outside power points and wall lights. The garage has an up and over door, a rear window, a side door, power and light.



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		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.