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# London Road, Hythe

## Asking Price £650,000



This impressive three-bedroom detached home offers an outstanding opportunity for those in search of a spacious family property, ideally located just a short walk from Hythe's vibrant High Street.

With three generously sized reception rooms, the property provides an abundance of space for both everyday living and entertaining. Whether you're hosting guests or enjoying a quiet night in, the flexible layout caters to a variety of lifestyles. The property boasts a modern kitchen equipped with a range of sleek wall and base units, along with integrated appliances. Additional conveniences include a separate utility room and a downstairs cloakroom.

The home features three well-appointed bedrooms, offering comfortable and peaceful retreats for all members of the family. An en suite shower room and modern bathroom add to the convenience, ensuring practicality for a busy household.

A standout highlight is the extensive driveway provide ample parking with access to single garage. Ideal for families with multiple cars or those who love to entertain, this feature adds significant value and ease.

The rear garden features a spacious patio area, ideal for entertaining, and overlooks a beautifully maintained garden filled with mature shrubs and a variety of fruit trees.

Additionally, the property includes a detached home studio, offering a versatile space that can be used for a variety of purposes, such as a home office, art studio, or a playroom for children. This added space enhances the overall appeal of the home, providing flexibility to suit your lifestyle.

With its prime location in Hythe, residents can enjoy the benefits of a vibrant community while being conveniently close to local amenities and transport links. This delightful home is perfect for families or anyone looking for a spacious and adaptable living environment. Do not miss the chance to make this wonderful property your own.

The property is located in with in easy access to the Hythe's Town Centre. Hythe offers an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts Sainsbury's and Waitrose is only a short stroll away. The seafront and promenade are also only a short walk away, and can be accessed via the picturesque 'Lady's Walk'. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys' and girls' are available in nearby Folkestone.

Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.



- NO ONWARD CHAIN
- THREE BEDROOM DETACHED HOUSE
  - THREE RECEPTION ROOMS
  - MODERN FITTED KITCHEN
  - CLOAKROOM AND UTILITY ROOM
- MODERN EN SUITE AND FAMILY BATHROOM
- BALCONIES OVER LOOKING GARDEN AND SEA VIEWS
- DRIVEWAY PROVIDING AMPLE PARKING AND SINGLE GARAGE
  - ENCLOSED REAR GARDENS
- DETACHED STUDIO WITH POWER AND LIGHT









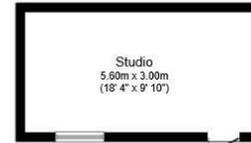
### Ground Floor

Floor area 111.4 sq.m. (1,199 sq.ft.)



### First Floor

Floor area 66.8 sq.m. (720 sq.ft.)

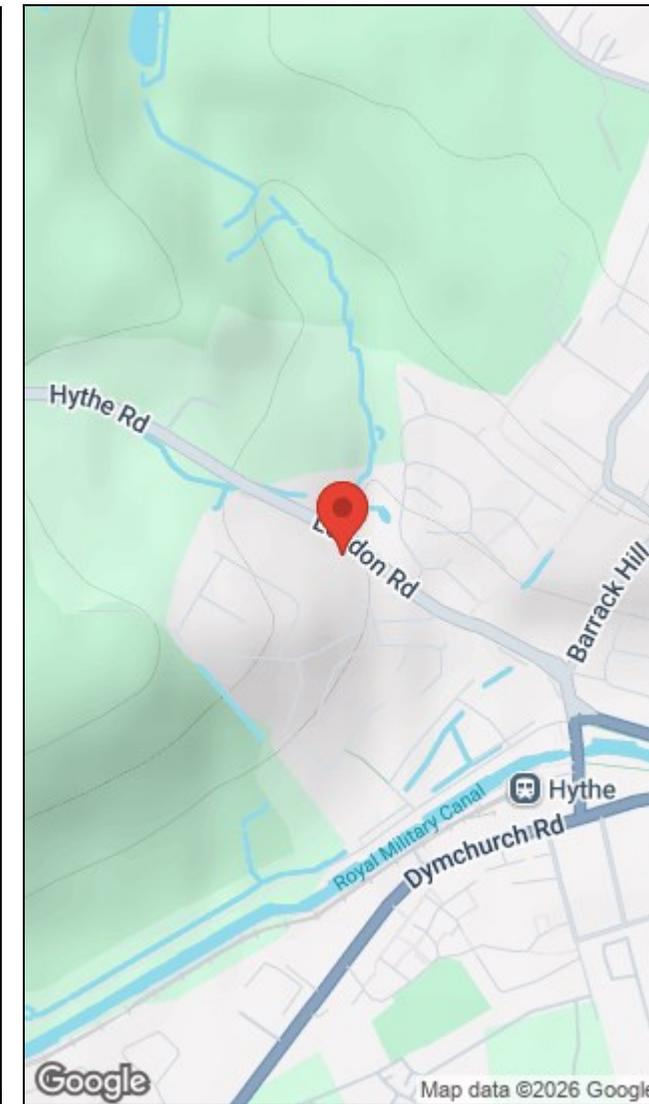


### Outbuilding

Floor area 16.3 sq.m. (176 sq.ft.)

Total floor area: 194.6 sq.m. (2,095 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>70</b>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

156a High Street, Hythe, Kent, CT21 6JU | 01303 261557  
hythe@hunters.com | www.hunters.com



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