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# Wych Elm Way, Hythe

Asking Price £395,000



This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The property offers a modern kitchen with a wealth of wall and base units with spaces for various appliances. The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant.

One of the standout features of this property is the well cared for rear garden with views overlooking the canal. It offers a patio area, leading to a laid to lawn garden with a variety of flower and shrub borders. The property offers great potential to extend to the side, subject to the normal permissions. There is a front garden which is mainly laid to lawn with driveway providing parking leading to a detached garage with workshop/utility area. The miniature steam trains from the famous Romney, Hythe and Dymchurch Railway can be seen passing by from the front of the property.

Hythe is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood. With local amenities, schools, and parks nearby, this home is perfectly positioned for both convenience and leisure.

In summary, this semi-detached house on Wych Elm Way is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a lovely area. Don't miss the chance to make this charming property your new home.

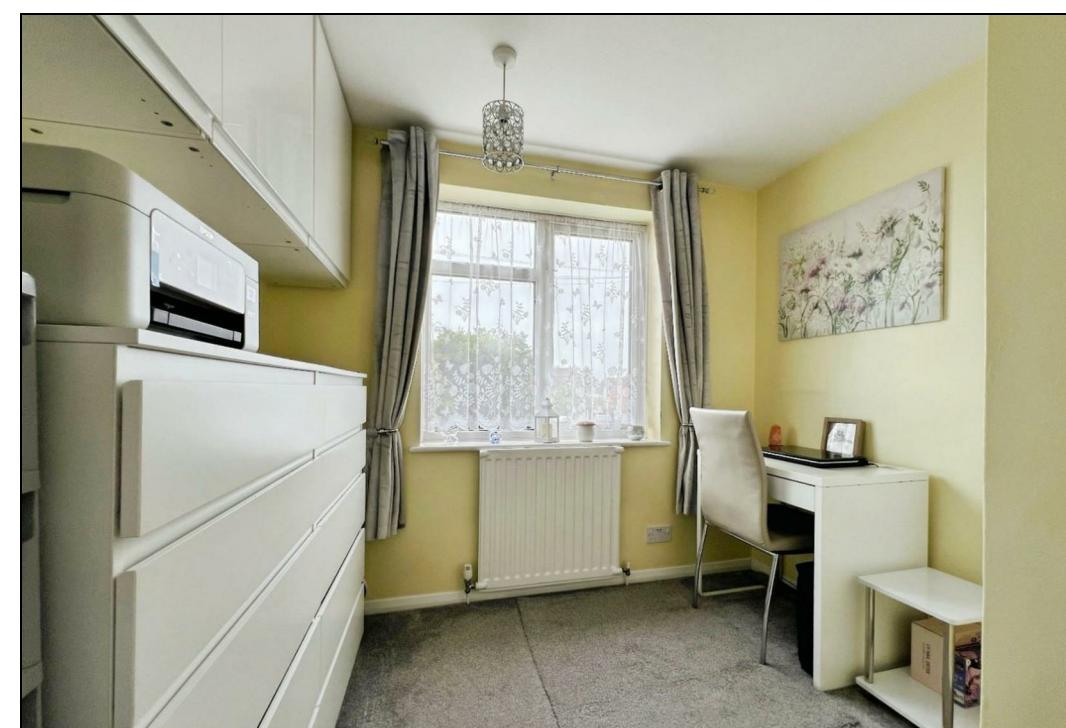
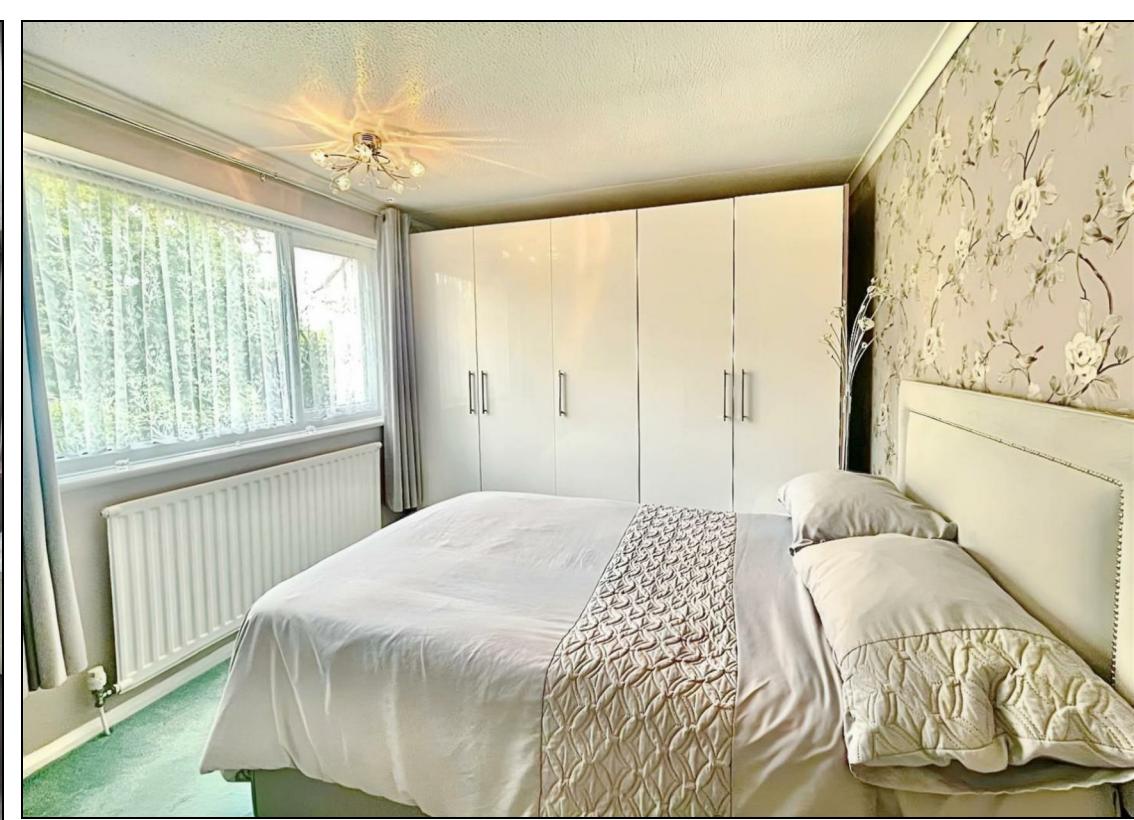
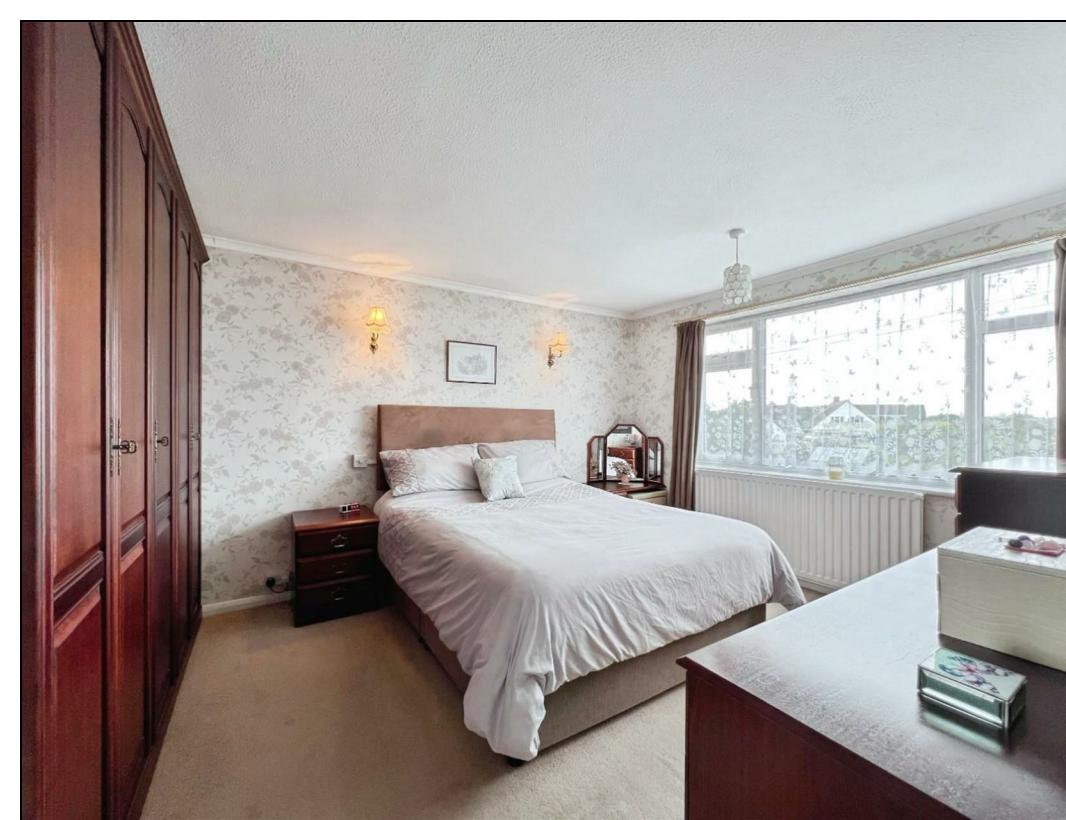
The charming Cinque Ports Town of Hythe includes an attractive seafront, 3 supermarkets (including Waitrose, Sainsbury's and Aldi) and a busy High Street with a choice of interesting, independent shops and restaurants. There are a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre. The historic and picturesque Royal Military Canal, with pleasant walks and cycle path are on your doorstep. A short stroll from the town centre you will find yourself at the seafront.

The area has easy access to the M20 motorway, with Channel Tunnel and Dover Harbour a short distance away to pop across to France while the high-speed service to London St. Pancras in approx 50 minutes can also be accessed from nearby Sandling, Folkestone Central and Folkestone West stations.

Services - Mains water, gas, electricity and sewerage heating - Gas Central Heating Broadband - Average Broadband Speed 5mb to 1000mb  
Mobile Phone coverage - Okay – Good.

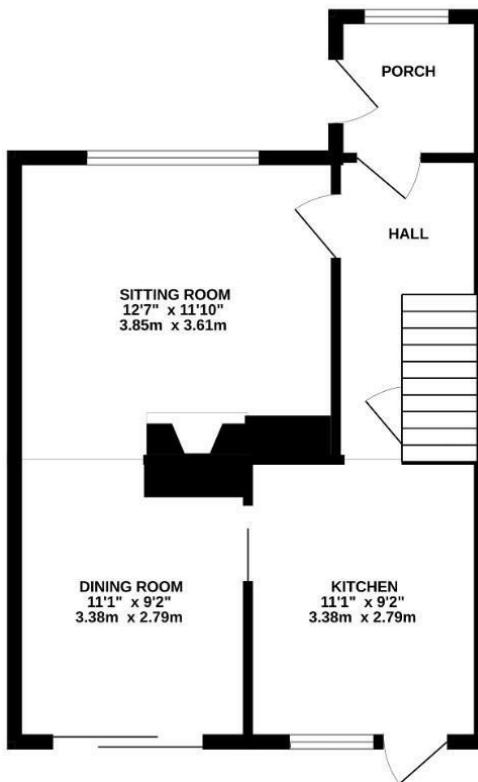
- SOUGHT AFTER CUL DE SAC
- BACKING ONTO THE MILITARY CANAL
- THREE BEDROOM SEMI DETACHED HOME
- TWO RECPETION ROOMS
  - MODERN KITCHEN
  - ENTRANCE PORCH
- DRIVEWAY AND DETACHED GARAGE
- WELL CARED ENCLOSED GARDENS
  - DOUBLE GLAZED
  - GAS CENTRAL HEATING



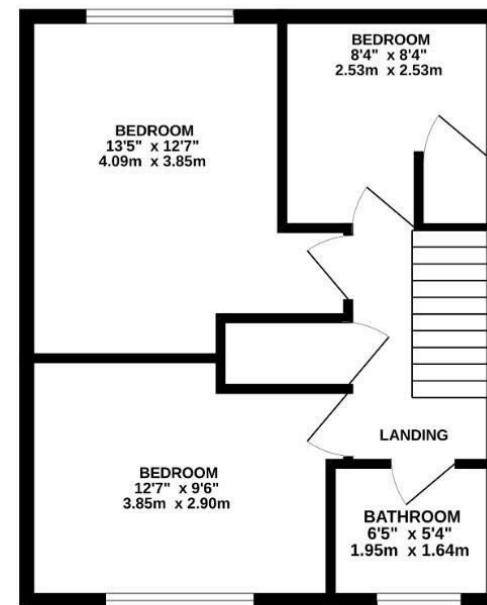




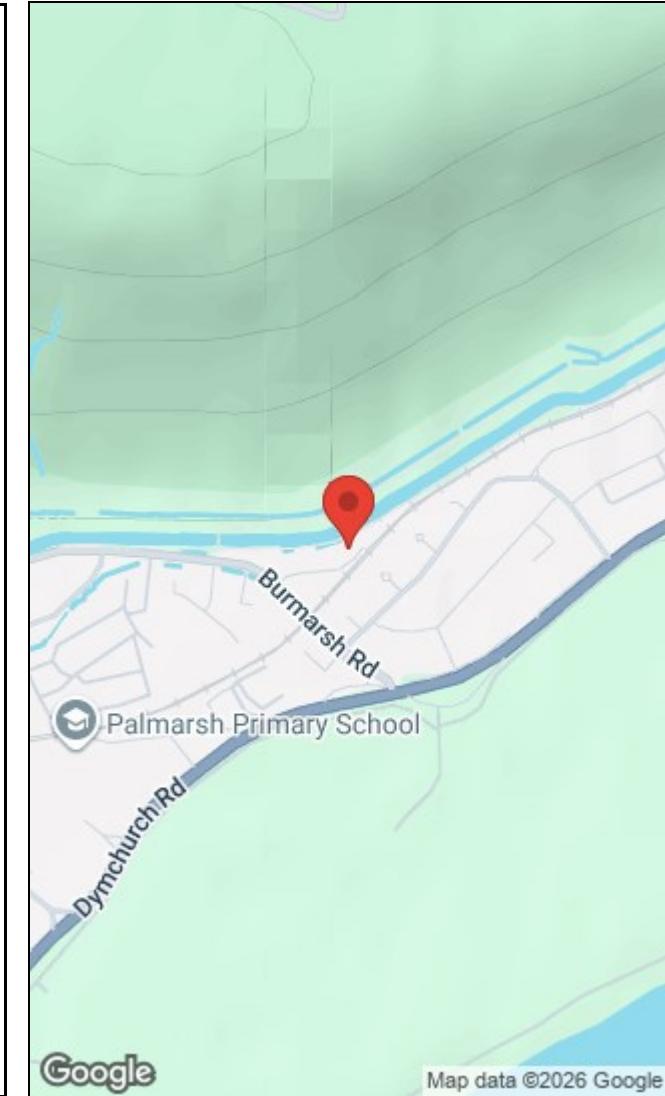
## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features 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.  
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| Energy Efficiency Rating                                 |                         | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-------------------------|--|-----------|
|  |                         | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                       |  |           |
| (81-91)  | B                       |  |           |
| (69-80)  | C                       |  |           |
| (55-68)  | D                       |  |           |
| (39-54)  | E                       |  |           |
| (21-38)  | F                       |  |           |
| (1-20)   | G                       |  |           |
| Not energy efficient - higher running costs              |                         |  |           |
| England & Wales  | EU Directive 2002/91/EC | 87   | 73        |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |                         |         |           |
|--|-------------------------|---------|-----------|
|  |                         | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A                       |         |           |
| (81-91)  | B                       |         |           |
| (69-80)  | C                       |         |           |
| (55-68)  | D                       |         |           |
| (39-54)  | E                       |         |           |
| (21-38)  | F                       |         |           |
| (1-20)   | G                       |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |                         |         |           |
| England & Wales  | EU Directive 2002/91/EC | 87      | 73        |

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