



40 Romney Way, Hythe, Kent. CT21 6PL

Guide Price **£385,000**



- Semi detached House
- Four bedrooms
- Good size accommodation throughout
- Front and rear gardens
- Garage & off road parking

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated to the western side of the town on the popular Pennypot development and within level walking distance of Hythe town centre with its range of independent shops together with the all-important Waitrose store, Sainsburys and Aldi which is only a five minute walk away. Primary schooling is available in nearby Palmarsh with secondary schooling being available in Saltwood with 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 both Folkestone West and Folkestone Central giving access to London St Pancras in just over fifty minutes. Hythe also enjoys an unspoilt seafront and the Historic Royal Military Canal which runs through the centre of the town and is also only ten minutes walk from the property.

A four bedroom semi-detached house which has been refurnished by the current owners & offers good size accommodation throughout. The accommodation comprises living room & kitchen/diner to the ground floor with three double bedrooms, a bathroom and a further room which could be used as an additional bedroom, family room or study. The property enjoys gas fired central heating and double glazing throughout with front and rear gardens as well as driveway with parking for multiple cars as well as a garage.

GROUND FLOOR

ENTRANCE HALL

with UPVC double glazed frosted front door, wood effect laminate flooring, radiator

LIVING ROOM

with wood effect laminate flooring, electric fireplace with wood surround and stone effect hearth, radiator, UPVC double glazed window overlooking front

KITCHEN

with tiled flooring, modern fitted kitchen with a selection of high and low level cabinets, stone effect laminate worktops, one and a half bowl stainless steel sink with mixer taps over, UPVC double glazed windows overlooking rear garden, wall mounted gas fired combination boiler, integrated slimline dishwasher, localised tiling, integrated washing machine, freestanding oven with four ring hob and extractor fan over, integrated fridge freezer, under stairs cupboard, UPVC double glazed frosted door leading to rear garden, radiator

FIRST FLOOR

LANDING

with loft hatch, narrow depth airing cupboard

BEDROOM

with UPVC double glazed windows overlooking front, radiator

BATHROOM

with vinyl flooring, WC, hand basin with mixer taps over, panelled white bath with mixer taps and shower over with glass shower screen, localised tiling, stainless steel towel radiator, UPVC double glazed frosted window

BEDROOM/FAMILY ROOM

with UPVC double glazed windows overlooking rear, radiator, built in wardrobes with hanging rail and shelving over, steps leading into

INNER HALLWAY

giving access to

BEDROOM

with UPVC double glazed windows overlooking front, radiator, built in wardrobes with hanging rail and shelving over

BEDROOM

with UPVC double glazed windows overlooking rear, radiator, high level UPVC double glazed windows, built in wardrobe with hanging rail and shelving over

OUTSIDE

The property enjoys a good sized rear garden with path leading onto an area mainly laid to lawn with pebbled border. A hard standing footpath leads up the side to a further patio seating area with brick raised planters with the added benefit of a wooden greenhouse and large shed with separate storage cupboard to rear. To the front the property enjoys a large driveway with parking for several cars with the rest being laid to lawn with a small selection of planting and access to the garage.

GARAGE

with power, lighting & up & over door

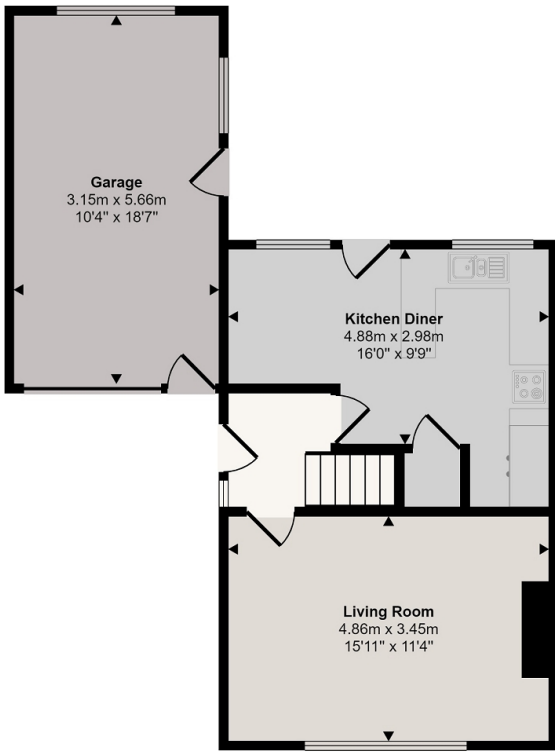
Tenure - Freehold

Council tax - Band D

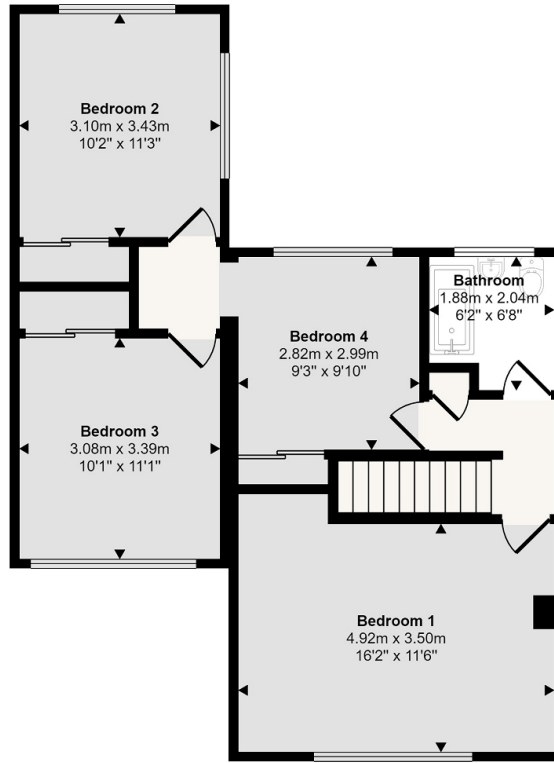
Local Authority - Folkestone & Hythe District Council



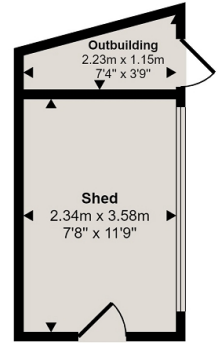
Approx Gross Internal Area
130 sq m / 1396 sq ft



Ground Floor
Approx 55 sq m / 589 sq ft



First Floor
Approx 65 sq m / 694 sq ft



Shed / Outbuilding
Approx 10 sq m / 112 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.