



## Romney Way

Hythe CT21 6PN

- Semi-Detached Chalet Bungalow
  - Three Double Bedrooms
- Living Room With Open Fireplace
  - Fitted Kitchen
- Garage & Off Road Parking
- Generous Accommodation
  - Two Shower Rooms
  - Large Dining Room
  - Front & Rear Gardens
- Delightful Countryside Views To Rear

**Offers In Excess Of £350,000 Freehold**





Mapps Estates are delighted to bring to the market this deceptively spacious semi-detached three bedroom family home located on a popular residential development on the western outskirts of Hythe. This chalet bungalow boasts generous levels of accommodation over two floors, the ground floor comprising a reception hall, fitted kitchen, a spacious living room with an open fire, a large separate dining room with French doors to the rear garden, a double bedroom and a modern shower room, while to the first floor are two further double bedrooms and an additional shower room. The property enjoys delightful views of the canal and surrounding countryside to the rear, well-tended front and rear gardens, a detached garage and a driveway with off-road parking for three cars. An early viewing comes highly recommended.

Located to the western side of the town in a popular residential area offering a newsagents and selection of takeaway shops close by. 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. The Royal Military Canal also runs through the town and offers pleasant walks. Doctors' surgeries, dentists and library are just off the town centre. Hythe also boasts an unspoilt promenade. Primary schooling is available in nearby Palmarsch with secondary schooling being available in nearby 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' drive by car) giving high speed services to London, St. Pancras in approximately 50 minutes.

#### **Ground Floor:**

##### **Side Entrance**

Steps up to recessed entrance with outdoor wall light and wooden front door with frosted glazed panel, opening to reception hall.

##### **Reception Hall**

With painted wooden floorboards, heating thermostat, radiator.

##### **Living Room 16'9 x 11'11**

With large front aspect UPVC double glazed window looking onto garden, tiled open fireplace, radiator.

##### **Kitchen 9'6 x 9'5**

With front and side aspect UPVC double glazed windows, fitted cream gloss finish store cupboards and drawers, solid wood worktops with tiled splashbacks and concealed lighting over, inset ceramic sink/drainers with mixer tap over, space for cooker with extractor over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, built-in larder cupboard, recessed downlighters, tiled floor.

### **Bedroom 14'4 x 9'1**

With rear aspect UPVC double glazed window looking onto garden, radiator.

### **Shower Room 6'6 x 5'5**

With UPVC frosted double glazed window, sliding frosted glazed door, large fully tiled walk-in shower cubicle with rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap over and store cabinet under, WC, part-tiled walls, extractor fan, recessed downlighters, vertical radiator.

### **Dining Room 17'6 x 11'11**

With UPVC double glazed windows and French doors to rear garden, staircase to first floor with fitted shelving unit and desk under, wood effect vinyl flooring, radiator.

### **First Floor:**

#### **Landing**

Small landing area with doors to bedrooms and shower room, rear aspect UPVC double glazed window.

### **Bedroom 17'2 x 9'1**

With rear aspect UPVC double glazed window enjoying view of surrounding countryside and the canal, fitted eaves storage area with gas-fired combination boiler, recessed downlighters, radiator.

### **Bedroom 16'9 x 9'**

With rear aspect UPVC double glazed window enjoying

view of surrounding countryside and the canal, fitted eaves wardrobe area with sliding screens and hanging rails, eaves access, recessed downlighters, radiator.

### **Shower Room 7'9 x 6'2**

With frosted Velux window, fully tiled shower cubicle with Triton electric shower, pedestal wash hand basin with tiled splashback and fitted mirror over, shaver point, WC, extractor fan, built-in eaves linen cupboard, recessed downlighters, tile effect flooring, radiator.

### **Outside:**

To the front of the property is a gated driveway providing off road parking for three cars and access to the detached garage. The front garden has been laid to lawn with shrub borders, a paved bin store area, a eucalyptus tree, double power point and outdoor tap. A side gate leads through to the rear garden which is also mostly laid to lawn with shrub borders. There is a garden shed, an outdoor power point, a back gate opening to the light railway track, and steps up to the French doors from the dining room. The property is also adorned with an attractive Virginia Creeper vine.

### **Garage**

Detached garage with up and over door.





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

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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.