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not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have

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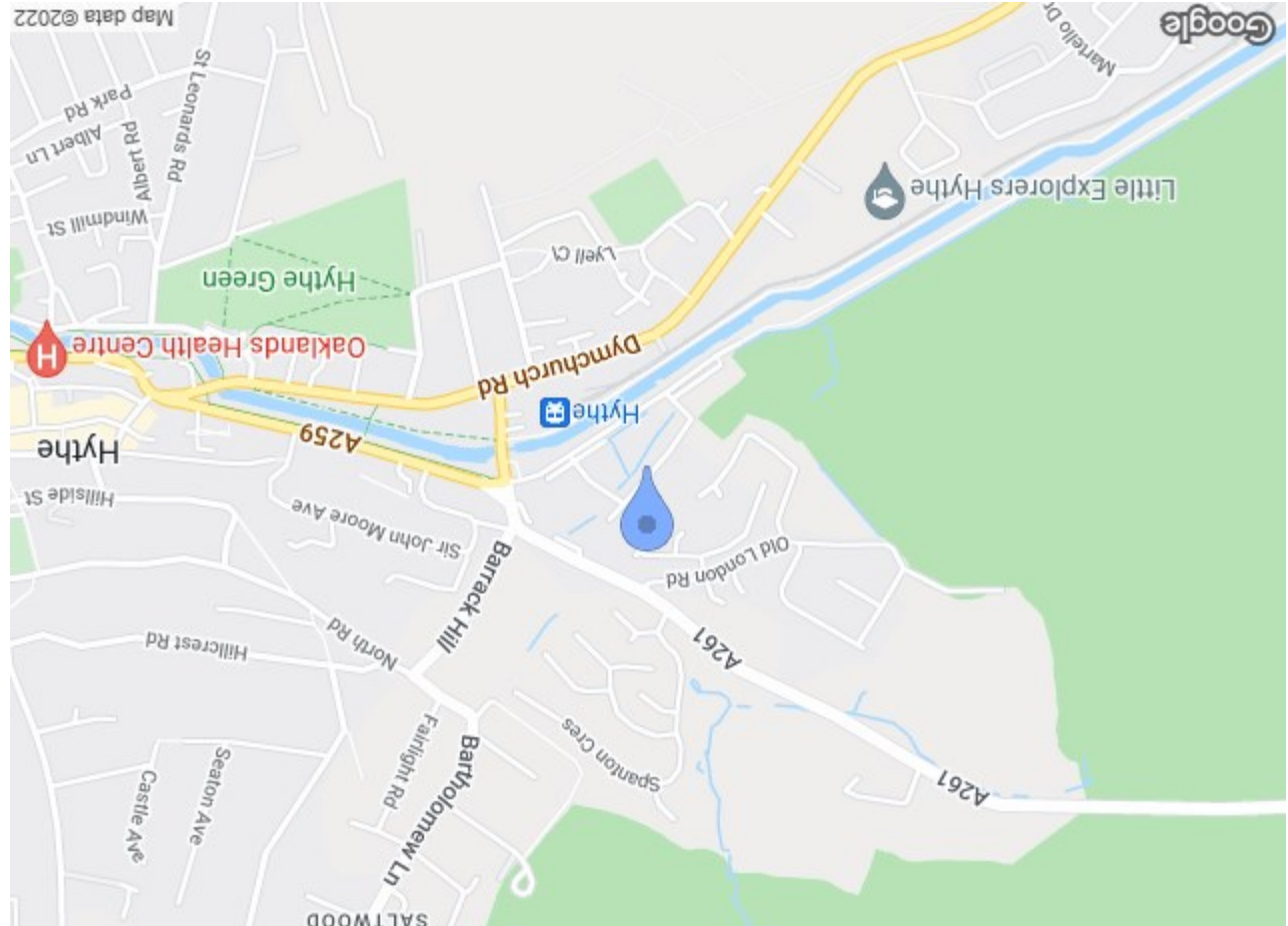
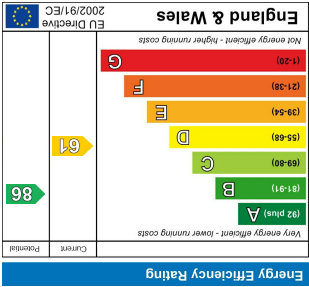
Relocation
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miles & barr

ORCHARD VALLEY HYTHE



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ORCHARD VALLEY
HYTHE

£475,000

- Four Bedrooms
- Sought After Location
- Great Transport Links
- Off Street Parking for 2/3 Cars
- Semi-Rural Location
- Semi Detached

LOCATION

Hythe is most sought after and offers a slower, village pace compared to Folkestone Central. You can enjoy historical refinement whilst sampling one of the local bistros or boutique shops. The sea and town are all close at hand and with superb transport links to Folkestone, Canterbury and London, Hythe is proving a lovely place to live as well as a fine choice for a holiday home by the sea.

ABOUT

FOUR BEDROOM SEMI-DETACHED HOUSE

Miles and Barr are pleased to offer this 4 bedroom, semi-detached house with off street parking.

Located in a peaceful cul-de-sac, this semi-detached family home has a tranquil setting with an enchanting garden which has a natural stream that runs through the back. The home comprises of a well-appointed kitchen, lounge which looks onto the beautiful garden, a garage conversion which is a multi-functional reception room, wet room and a large dining room which has access to the garden. Upstairs you'll find four double bedrooms with the master benefiting from a shower ensuite. There is also a family bathroom with a bath and shower attachment. Outside the property there is off street parking for 2/3 cars at the front. The back garden is part lawn and patio with a range of plants, flowers and a natural water stream that runs through the back which gives the property a very magical vibe. Just to add to the setting you can hear the trains from Romney, Hythe and Dymchurch Railway which is located not to far away at The Royal Military Canal.

The property has a wide range of potential due to how versatile the ground floor is. It has been decorated neutrally throughout which makes it perfect to make this house your home.

DESCRIPTION

Ground Floor

Dining Room 14'45 * 15'91 (4.27m * 4.57m)

Kitchen 9'83 * 11'30 (2.74m * 3.35m)

Wet Room & W/C 7'20 * 5'66 (2.13m * 1.52m)

Lounge 13'71 * 12'63 (3.96m * 3.66m)

Garage Conversion Room 13'84 * 8'24 (3.96m * 2.44m)

First Floor

Bedroom One 8'1 * 12'68 (2.46m * 3.66m)

Bedroom Two 12'67 * 8'28 (3.66m * 2.44m)

Bedroom Three 9 * 16'01 (2.74m * 4.90m)

En-Suite 5'66 * 5'77 (1.52m * 1.52m)

Bedroom Four 12'73 * 11'48 (3.66m * 3.35m)

External

Off Street parking

Rear Garden

