



4 Chestnut Close, Hythe  
£450,000



# 4 Chestnut Close

Hythe, Hythe

SPACIOUS & VERSATILE FAMILY HOME TUCKED AWAY IN A QUIET CUL-DE-SAC! Miles & Barr are delighted to market this extended detached home on a large plot with parking, detached garage and established garden. The accommodation offers versatile living space with bedrooms upstairs & down as well as a downstairs shower room meaning it would suit someone looking to live all on one level or for a family. Chestnut Close is a private cul-de-sac with central green set well away from busy main roads. There is easy access to the canal and beautiful walks around. Internally you are welcomed into a central hallway with door to the right to the first of four bedrooms which benefits from fitted wardrobes. Adjacent to is the modern shower room. On the left hand side is a bright, dual aspect living room with double doors to the study/fourth bedroom. In the centre of the home is a grand kitchen, with solid, hand built units which opens up to a dining room. Off the dining space is a very large utility room with ample storage and separate sink. Upstairs are a further two bedrooms, both dual aspect with built in storage. There is a wide rear garden mainly laid to lawn with established borders and a detached garage with drive in front.

Council Tax band: E

Tenure: Freehold

- Large Gardens
- Quiet Semi-Rural Area
- Four Bedrooms
- Quiet Cul-De-Sac Location
- Open Plan Kitchen / Diner
- Driveway And Detached Garage
- Versatile Living Accommodation







### Lounge

Dimensions: 5.44m x 3.63m (17'10" x 11'11").

### Dining Room

Dimensions: 3.89m x 3.45m (12'9" x 11'4").

### Kitchen

Dimensions: 3.38m x 2.84m (11'1" x 9'4").

### Utility Room

Dimensions: 3.48m x 2.92m (11'5" x 9'7").

### Bedroom One

Dimensions: 4.32m x 4.27m (14'2" x 14').

### Bedroom Two

Dimensions: 4.04m x 3.05m (13'3" x 10').

### Bedroom Three

Dimensions: 3.07m x 2.64m (10'1" x 8'8").

### Study / Bedroom Four

Dimensions: 3.56m x 3.15m (11'8" x 10'4").

### Shower Room

Dimensions: 2.06m x 1.98m (6'9" x 6'6").

### Rear Garden

### Garage





GROSS INTERNAL AREA  
 FLOOR 1: 1035 sq. ft, FLOOR 2: 328 sq. ft  
 EXCLUDED AREAS: , GARAGE: 496 sq. ft  
 PATIO: 383 sq. ft, REDUCED HEADROOM BELOW 1.5M: 35 sq. ft  
 TOTAL: 1363 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)