

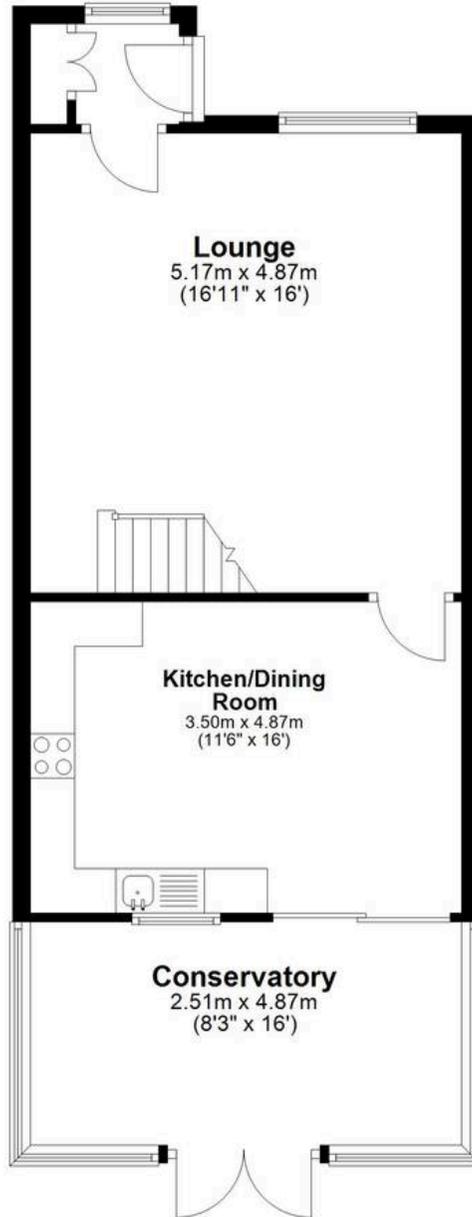


11 Herons Way, Hythe - CT21 6QS

Guide Price **£325,000**

Ground Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 100.2 sq. metres (1078.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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.

Plan produced using PlanUp.



11 Herons Way

Hythe, Hythe

A spacious, light and well presented family home which perfectly combines modern style with every-day comfort. Step through the entrance porch to discover a generous living room and an attractive open staircase. The bright and airy reception room flows seamlessly into the kitchen/dining room. Large sliding French doors lead from here into the conservatory which is the ideal spot for relaxing or entertaining. Upstairs there is a landing leading to three bedrooms (one of which has a walk in wardrobe) and a modern family bathroom/WC. Outside offers driveway parking to the front and a well enclosed rear garden with sun terrace, lawn and stepping stone path to the brick store and useful rear access gate.

Situated in a sought-after position on the western side of Hythe, this home enjoys easy access to an abundance of nearby open spaces. Just a short stroll away are the popular Palmarsh Recreation Ground, scenic walks along the Royal Military Canal, picturesque 'Roughs' and the coastal cycle path making this the perfect location for outdoor enthusiasts. Palmarsh Primary School is only a few minutes' walk from the property, while a convenient bus route nearby provides easy connections to both Hythe and Dymchurch. No Chain.

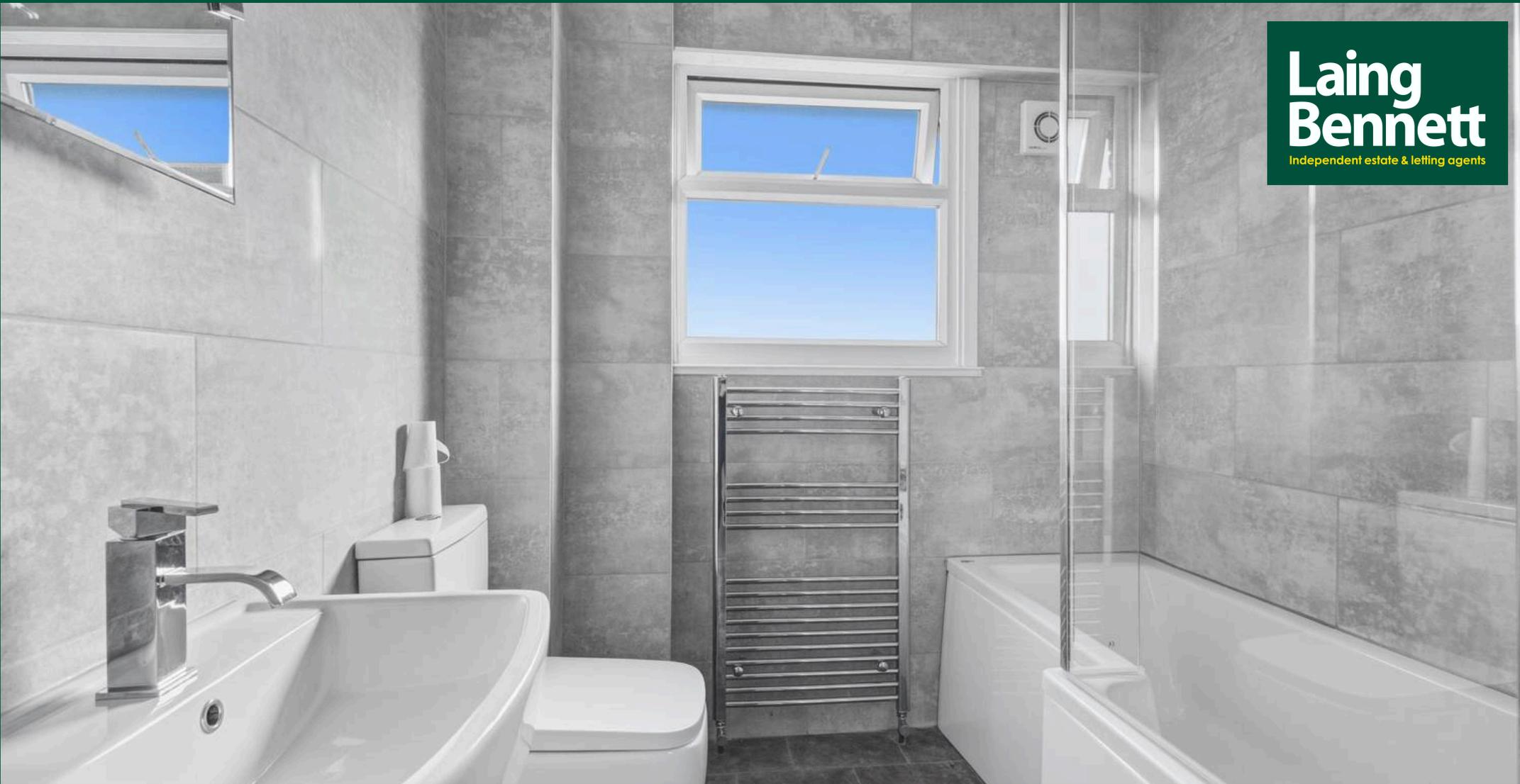
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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