



49 High Street, Hythe, Kent CT21 5AD



**7 WILLOW CLOSE,  
HYTHE**

**£335,000 Freehold**

Situated on a peaceful cul-de-sac in a sought after location, this well proportioned semi-detached family home has been much improved by the owners and is now attractively presented throughout. Sitting room, well fitted kitchen, two bedrooms, bathroom. Garage, ample parking, south west facing garden. EPC C



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# **7 Willow Close, Hythe CT21 6PR**

## **Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen, Bathroom, Two Double Bedrooms, Garage, Ample Parking, Gardens to Front and Rear**

### **DESCRIPTION**

In a sought after location, this well proportioned semi detached family home has been much improved by the current owners since it was purchased and now provides attractively presented accommodation of particularly comfortable proportions.

The accommodation includes a useful entrance vestibule, perfect for shedding coats and boots after walks in the nearby countryside, leading to a welcoming entrance hall. There is a generous sitting room to the front and a smartly fitted kitchen to the rear together with the bathroom. on the first floor there are two double bedrooms.

To the front of the house there is ample parking on the driveway which also provides access to the detached garage. To the rear of the house the generous garden enjoys a south westerly aspect with an expanse of lawn, patio and vegetable garden.

### **SITUATION**

The property is situated on a peaceful cul-de-sac in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes.

The accommodation comprises:

#### **ENTRANCE VESTIBULE**

Of UPVC and obscured double glazed construction above a brick built base with timber effect composite and obscured double glazed door to front, UPVC and obscured double glazed door to rear, tiled floor, UPVC and obscured double glazed door with obscured double glazed window to side opening to:

#### **ENTRANCE HALL**

Staircase to first floor, built-in storage cupboard, doors to:





### **SITTING ROOM**

Of a generous size with fireplace recess set beneath an oak bressummer beam, deep bay with double glazed windows to front overlooking the cul-de-sac and with views to The Roughs in the distance, radiator.

### **KITCHEN**

Well fitted with a comprehensive range of base cupboard and drawer units in a smart Shaker style incorporating slimline dishwasher and integrated electric oven, square edged timber effect work surfaces with overhanging breakfast bar with provision beneath for washing machine and inset with four burner induction hob and one-and-a-half-bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating glazed wall cabinets and stainless steel and illuminated extractor hood above the hob, integrated fridge and freezer with further flight of drawers to side and shelving above, access to understairs, storage, cupboard, wall-mounted Alpha gas-fired boiler, double-glazed window to rear, radiator.

### **BATHROOM**

Well-fitted with a contemporary suite comprising P-ended shower bath with glazed shower screen, mixer tap and separate thermostatically controlled shower, low-level WC, wash basin with mixer tap and vanity cupboard below, timber effect flooring, marble effect wall covering, obscured double glazed window to rear, heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Access to loft space via a hatch fitted with a loft ladder, doors to:

### **BEDROOM**

Double glazed window to front overlooking the cul-de-sac and with views of The Roughs in the distance, radiator.

### **BEDROOM**

Access to eaves storage cupboards, double glazed window to rear overlooking the garden, radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is set behind a brick built wall and is largely finished in block paving for ease of maintenance with a generous driveway providing off-road parking and access to the detached garage, side access can be gained to the rear garden.

#### **GARAGE**

Electronically operated roller door to front, power and light, obscured double glazed window, to rear, personal door to side, built in workbench.

#### **REAR GARDEN**

The garden to the rear of the property is well enclosed by timber panelled fencing with a generous paved patio area extending to the remainder of the garden which is laid extensively to lawn, edged by borders planted with a variety of herbaceous plants and to the far end of the garden is a crescent-shaped vegetable garden. Within the garden is a generously sized timber-framed storage shed together with an additional shed. Outside tap.

#### **EPC Rating Band C**

#### **COUNCIL TAX**

Band C approx. £2,141.43 (2025/26)  
Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**













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## 7 Willow Close, Hythe, CT21 6PR

Approximate Gross Internal Area :-

Ground Floor :- 45.44 sq m / 489 sq ft

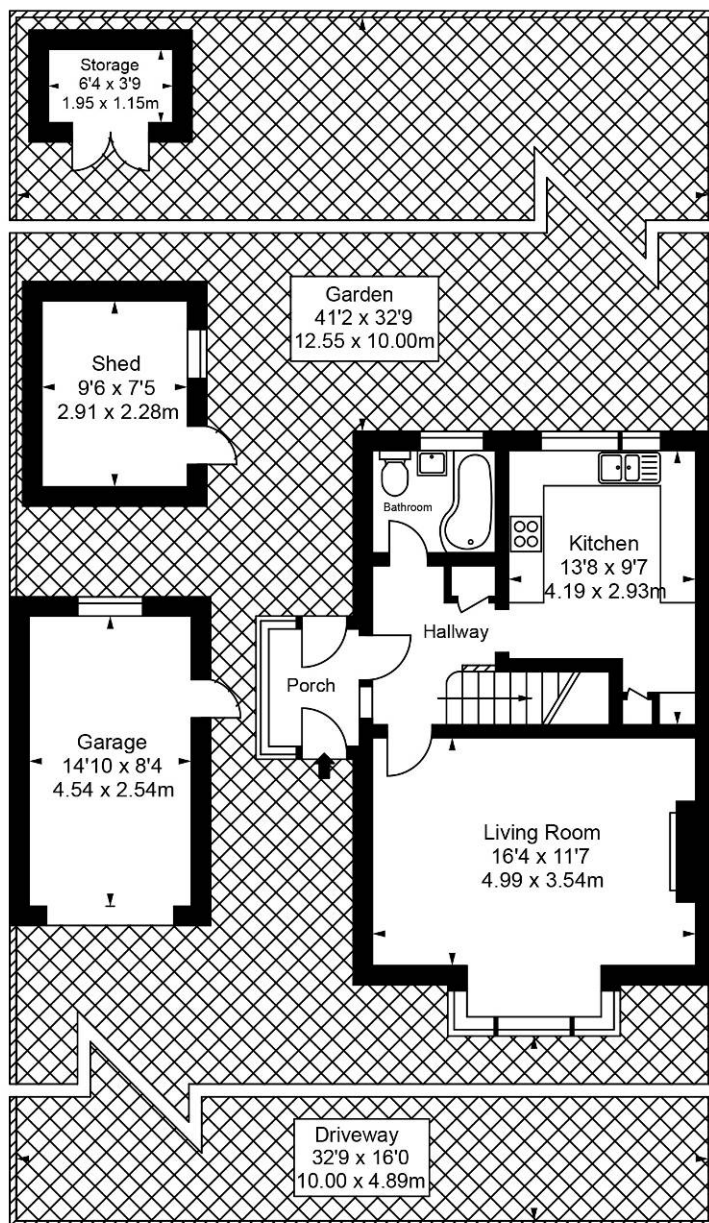
First Floor :- 27.40 sq m / 295 sq ft

Garage :- 11.53 sq m / 124 sq ft

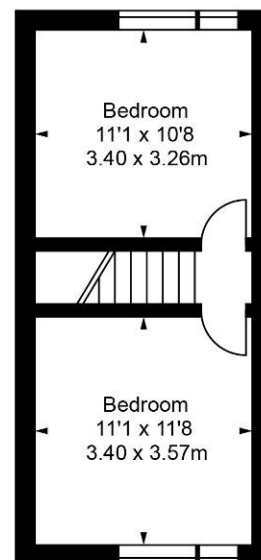
Shed :- 6.63 sq m / 71 sq ft

Storage :- 2.24 sq m / 24 sq ft

Total :- 93.24 sq m / 1003 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.