



49 High Street, Hythe, Kent CT21 5AD



**4 GREEN LANE AVENUE,
HYTHE**

**£475,000 Freehold
NO ONWARD CHAIN**

This attractive semi-detached house is enviably situated at the end of a leafy lane running adjacent to The Royal Military Canal. Comprising an entrance hall, sitting room, dining room, fitted kitchen, cloakroom, three bedrooms and a bathroom. Off-road parking, delightful rear garden. EPC D



**4 Green Lane Avenue
Hythe
CT21 4DZ**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom,
Three Bedrooms, Bathroom,
Off-Road Parking, Rear Garden, Outbuilding**

DESCRIPTION

This beautifully situated semi-detached house offers well presented accommodation in a sought after location, adjacent to the banks of the Royal Military Canal.

The accommodation comprises a welcoming entrance hall, sitting room, dining room with doors opening to the rear garden, fitted kitchen and a cloakroom. On the first floor there are three bedrooms and a bathroom.

The rear garden is a particularly attractive feature of the property being delightfully secluded and enjoying views of The Roughs. To the front of the property is a driveway providing ample off-road parking.

SITUATION

Green Lane is a coveted location which runs alongside The Royal Military Canal off Scanlons Bridge Road. On level ground, the property is only a short level walk from the town centre and close to bus routes.

The town is well catered for with its 4 supermarkets (including Waitrose, Sainsbury and Aldi) and the bustling High Street with its range of independent shops, boutiques, cafes and restaurants, doctors surgeries and dentists etc. The attractive and unspoilt seafront is approximately 20 minutes walk and the Royal Military Canal, with pleasant towpath is opposite the house. There are a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre, cricket, bowling and lawn tennis clubs, 2 golf courses and sailing club. There are excellent primary schools in the vicinity and Brockhill Performing Arts College is nearby. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 1.6 miles, the Channel Tunnel Terminal 3.5 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a timber-panelled and glazed door with leaded light window to side, wood effect flooring, staircase to first floor with polished timber moulded handrails, square banister rails and terminating in a square newel post, access to understairs storage cupboard, dado rail, picture rail, radiator concealed by decorative cover, doors to:

SITTING ROOM

Attractive polished timber fireplace surround encompassing a cast iron insert with provision for open fire above a tiled hearth, wood effect flooring, picture rail, bay with double glazed windows to front looking towards the banks of the Royal Military Canal, radiator, glazed double doors opening to:

DINING ROOM

Wood effect flooring, attractive exposed brick chimney breast with former fireplace recess and shelved alcoves to either side with low level storage cupboards, picture rail, double glazed sliding patio doors opening to and overlooking the rear garden, radiator concealed by decorative cover.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated electric oven and grill, integrated dishwasher and fridge, square edged granite effect worktops inset

with four burner halogen hob and stainless steel sink and drainer with mixer tap, tiled splashbacks, range of coordinating wall cupboards, recessed lighting, double glazed window to rear overlooking the garden, double glazed door to side, door to:

CLOAKROOM

Low level WC with integrated washbasin with mixer tap, walls tiled to half height, window to side.

FIRST FLOOR LANDING

Access to loft space, double glazed window over stairwell, picture rail, dado rail, doors to:

BEDROOM

Full wall of fitted wardrobe cupboards, double glazed leaded light window to front, picture rail, radiator.

BEDROOM

Double glazed window overlooking the rear garden and enjoying views of the Roughs, picture rail, radiator.

BEDROOM

Double glazed leaded light window to front, picture rail, radiator.

BATHROOM

Panelled bath with central mixer tap, tiled shower enclosure with electric shower, low-level WC, pedestal wash basin, cupboard housing the Worcester gas boiler, two double glazed windows to rear, part tiled walls, heated ladder rack towel rail, extractor fan.

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OUTSIDE

FRONT GARDEN

The garden to the front of the property is largely block-paved to provide off-road parking for three vehicles, edged by a border stocked with a variety of shrubs, herbaceous and other plants, including laurel, photinia, roses and Japanese anemones amongst others. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property incorporates a paved patio area set beneath a timber framed pergola from where steps lead down to the remainder of the garden which is well enclosed by a combination of close-boarded timber-panelled fencing and low fencing to the rear boundary ensuring the open aspect towards The Roughs is maintained. The garden is laid extensively to lawn incorporating an ornamental fish pond and various borders well stocked with a

variety of shrubs, herbaceous and other plants including espaliered fruit trees, photinia, holly, euonymus, lavender, bergenia, salvia and a host of others. There are also specimen silver birch trees. Within the garden is a free standing greenhouse and a detached **outbuilding** which is arranged in two parts with a workshop to the rear and a useful storeroom/ utility room to the front with plumbing for a washing machine, power and light.

EPC Rating D

COUNCIL TAX

Band D approx. £2409.11 (2025/26)
Folkestone & Hythe District Council.

VIEWING

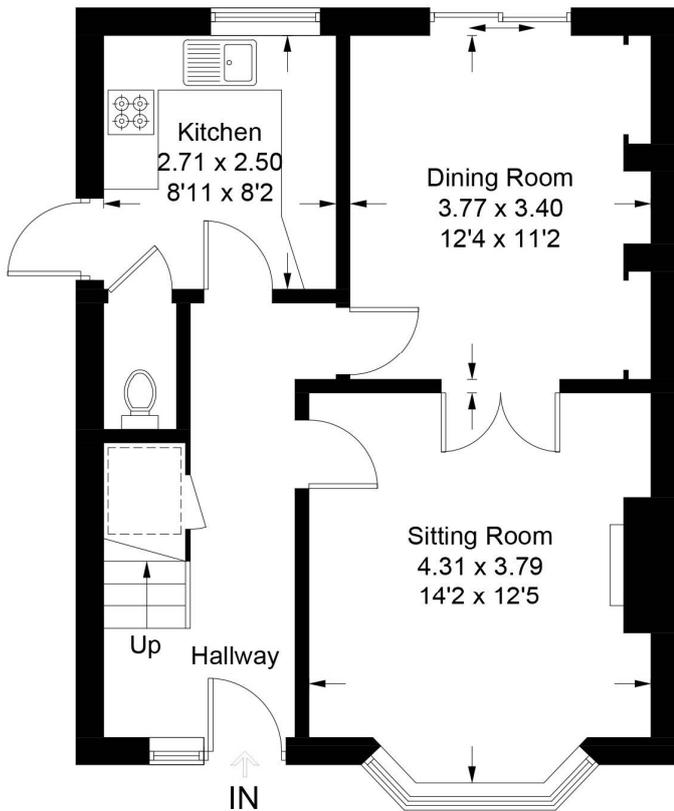
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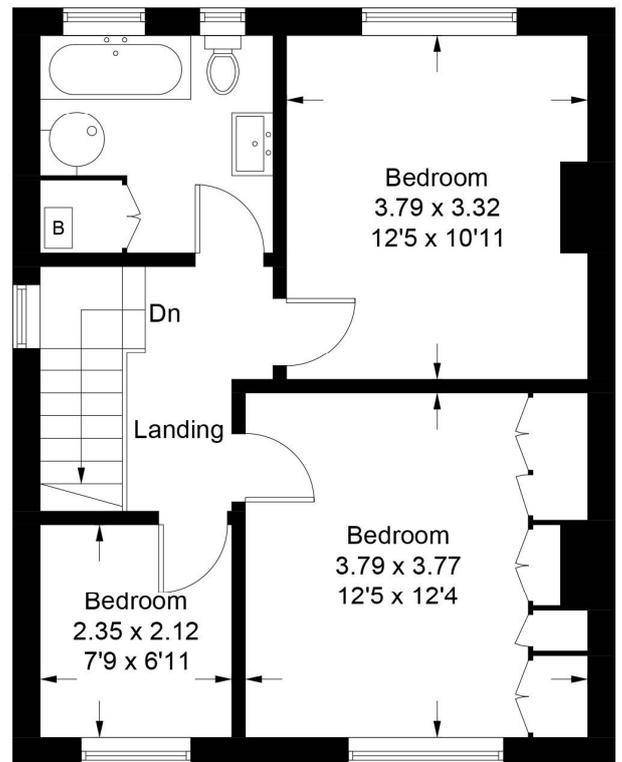
Green Lane Avenue, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 47.9 sq m / 515 sq ft
First Floor = 46.5 sq m / 500 sq ft
Total = 94.4 sq m / 1015 sq ft

 = Reduced headroom below 1.5m / 5'0 - Under Stairs



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281790)