



49 High Street, Hythe, Kent CT21 5AD



**22 SWAN GREEN
SELLINDGE**

**£375,000 Freehold
No Onward Chain**

This well situated detached bungalow offers spacious & well presented accommodation. Comprising an entrance hall, generous sitting room, kitchen/breakfast room, three bedrooms and a shower room. There are pretty gardens to the front and rear, garage and parking. EPC E.



22 Swan Green Sellindge TN25 6EX

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room,
Three Bedrooms, Shower Room,
Garage, Parking, Gardens to Front and Rear**

DESCRIPTION

This well-situated detached bungalow offers surprisingly spacious accommodation comprising an entrance hall leading to the generous kitchen/breakfast room and to the right, the sitting room with doors leading out to a decked terrace to the side of the property. The inner hall leads to three bedrooms and a shower room.

There is a pretty garden to the front with a generous driveway accessing the garage and providing ample off-road parking. To the rear there is a delightfully secluded garden providing a lovely space in which to relax and dine alfresco.

SITUATION

The property is situated within the popular village of Sellindge with its local shop and post office, church, village hall and pub. There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone, Hythe and Ashford.

The Cinque Ports Town of Hythe, approximately 5 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. Ashford is around 7 miles distant and offers a wider range of amenities.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (5 miles), the ferry port of Dover (16 miles) and Ashford International Passenger Station (8 miles). There is also a main line railway station at Westenhanger (2.9 miles) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

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The accommodation comprises:

ENTRANCE HALL

Entered via a double glazed door, double glazed window to front, access to cloaks cupboard, timber effect flooring, door to kitchen and double doors through to:-

SITTING ROOM

Attractive timber fireplace surround with woodburning stove set into fireplace recess, double glazed window to front, pair of double glazed casement doors to side, timber effect flooring, radiator, door to:-

INNER HALL

Access to loft space, doors to:-

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated slimline dishwasher, recess and plumbing for washing machine and recesses for undercounter fridge, freezer and tumble dryer, work surface inset with ceramic sink with mixer tap and drainer unit, ceramic hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, integrated oven, double glazed windows to front and side, timber panelled and glazed door to side, floor standing Worcester boiler, access to airing cupboard housing factory lagged hot water cylinder.

BEDROOM 1

Fitted wardrobe cupboards, double glazed window to rear overlooking the garden, coved ceiling, radiator.

BEDROOM 2

Double glazed window to rear overlooking the garden, coved ceiling, radiator.

BEDROOM 3/DINING ROOM

Double glazed window to side, coved ceiling, radiator.

SHOWER ROOM

Twin size tiled shower closure with Myra electric shower, low level WC, pedestal wash basin, obscure double glazed window, radiator.

REAR GARDEN

The garden to the rear of property is well enclosed and is laid extensively to lawn edged by borders stocked with a variety of shrubs, herbaceous and other plants and incorporating a eucalyptus and silver birch. A timber gate to the side of the property gives access to the:-

FRONT GARDEN

The garden to the front of the property sits behind a low timber panelled fence and mature shrubs and is topped in shingle for ease of maintenance. There is a generous driveway providing off-road parking and access to the garage.

GARAGE

Up and over door to front, power and light, personal door to rear.

EPC Rating E.

COUNCIL TAX

Band D approx. £2320.65 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







Swan Green, Sellindge, TN25

Approximate Gross Internal Area
96.5 sq m / 1039 sq ft

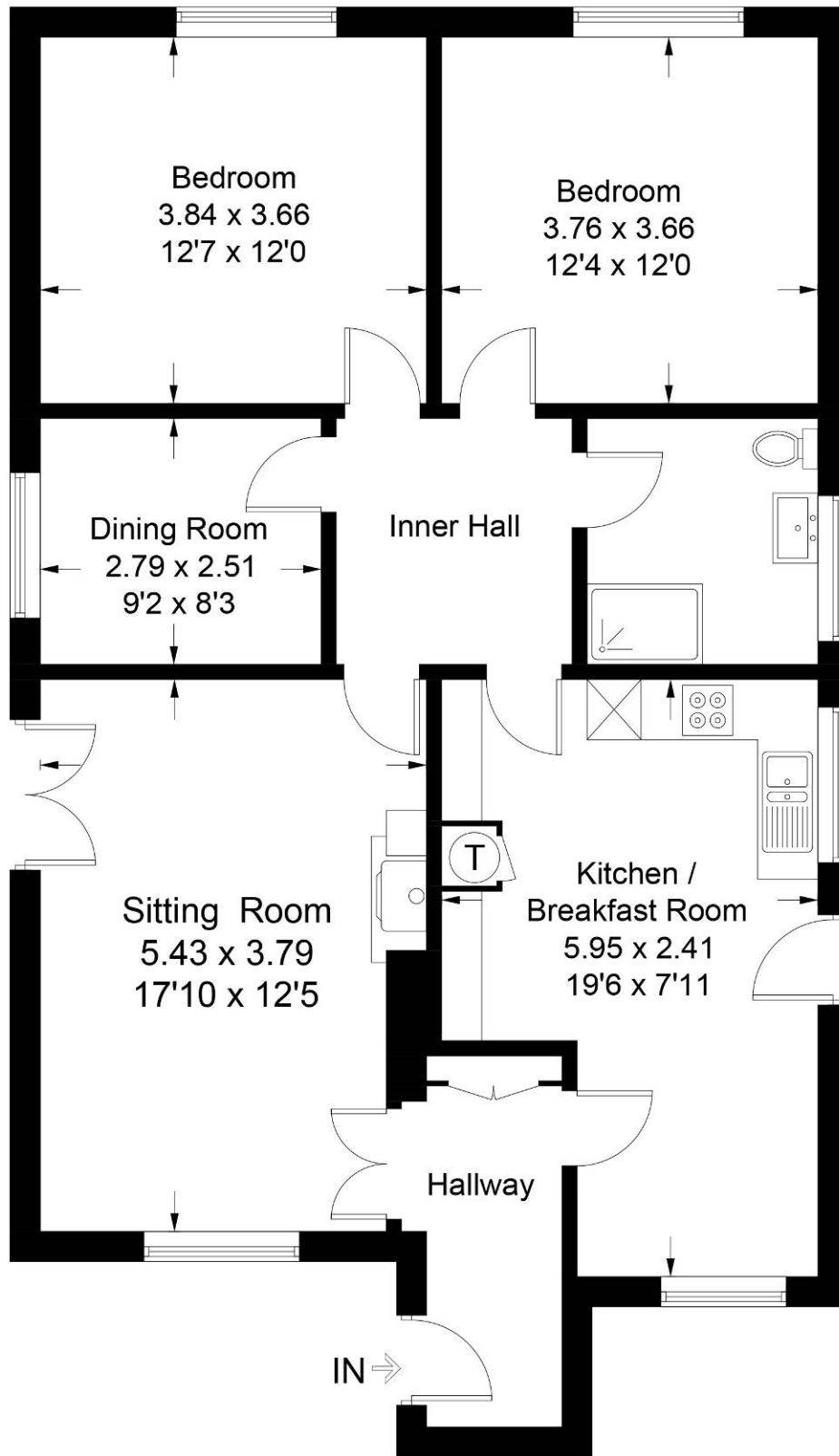


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