



49 High Street, Hythe, Kent CT21 5AD



10 CYLINDER ROAD SALTWOOD

£325,000 Freehold

This charming period house in the heart of the sought after village of Saltwood, is close to schools, amenities and to Sandling Railway Station. The beautifully presented accommodation comprises, sitting room, dining room, kitchen, utility, cloakroom, 2 double bedrooms and bathroom. Delightful rear garden. EPC C



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**10 Cylinder Road
Saltwood
CT21 4QG**

**Entrance Vestibule, Sitting Room, Dining Room,
Kitchen, Utility Room, Cloakroom,
Two Bedrooms, Bathroom
Pretty Rear Garden**

DESCRIPTION

This charming mid terrace period property forms part of a terrace of similarly attractive properties and is impeccably presented throughout. The house offers comfortably proportioned accommodation including a sitting room, dining room and a smartly fitted kitchen, utility room and cloakroom. The first floor comprises two double bedrooms and a bathroom.

A particularly attractive feature of the property is the pretty garden which enjoys a sunny aspect, has been designed for ease of maintenance and provides a delightful environment for alfresco entertaining.

SITUATION

The property is situated in the heart of the sought-after village of Saltwood, close to the pretty village green and seconds from the village hall. There are two excellent primary schools, a pub/hotel, village convenience store, restaurant and bus stops, all within a short walk. Brockhill Performing Arts College and extensive country park are both under half-a-mile distant. The Cinque Ports Town of Hythe, approximately 1 miles down the hill, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi) and a bustling High Street offering various independent shops, cafes, restaurants and boutiques, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

Communications are excellent with Sandling Railway Station (London 90 minutes) only a mile away and the High Speed Rail Link offers journey times to London of under an hour available from Folkestone and Ashford stations. The M20 (Junction 11) is 2 miles and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) 3 miles. NB All distances are approximate.

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The accommodation comprises:

ENTRANCE VESTIBULE

Entered via timber panelled and obscure glazed double doors, door to:-

SITTING ROOM

Fireplace recess, square bay with double glazed window to front, polished timber floorboards, radiator, open through to:-

INNER HALL

Staircase to 1st floor, open through to:-

DINING ROOM

Fireplace recess inset with woodburning stove, access to under stairs storage cupboard, shelves built into arched alcove with built-in cupboard beneath, polished timber floorboards, radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated slimline dishwasher, square edged timber effect work surfaces inset with stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, coordinating wall cupboards, tiled splashbacks, double glazed window to side, door to rear garden, timber effect flooring, open through to:-

UTILITY ROOM

Built in shelved larder cupboard, worksurface with recess and plumbing below for washing machine, space for freestanding fridge freezer, radiator, obscured double glazed window to rear, timber effect flooring, door to:-

CLOAKROOM

Close coupled WC, obscured double glazed window to rear, timber effect flooring, radiator.

FIRST FLOOR LANDING

Access to loft space, doors to:-

BEDROOM 1

Part obscured double glazed window to front, access to built-in cupboard, radiator.

BEDROOM 2

Double glazed window to rear, radiator.

BATHROOM

Cast iron bath with mixer tap and handheld shower attachment, low level WC, pedestal wash basin, access to airing cupboard and further storage cupboard, cupboard housing gas boiler, obscured double glazed window to rear, polished timber floorboards, localised tiling, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front is predominantly paved for ease of maintenance and set behind a low brick built wall.

REAR GARDEN

Arranged on two levels with a small flight of steps up to a level paved garden which is enclosed by close boarded timber panelled fencing and with flower beds planted with a variety of shrubs, herbaceous and other plants. Timber framed shed. Timber gate leading out onto Freshfield Lane to the rear.

EPC Rating C

COUNCIL TAX

Band C approx. £2019.09 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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







Cylinder Road, Saltwood, CT21

Approximate Gross Internal Area
Ground Floor = 42.1 sq m / 453 sq ft
First Floor = 36.7 sq m / 395 sq ft
Total = 78.8 sq m / 848 sq ft

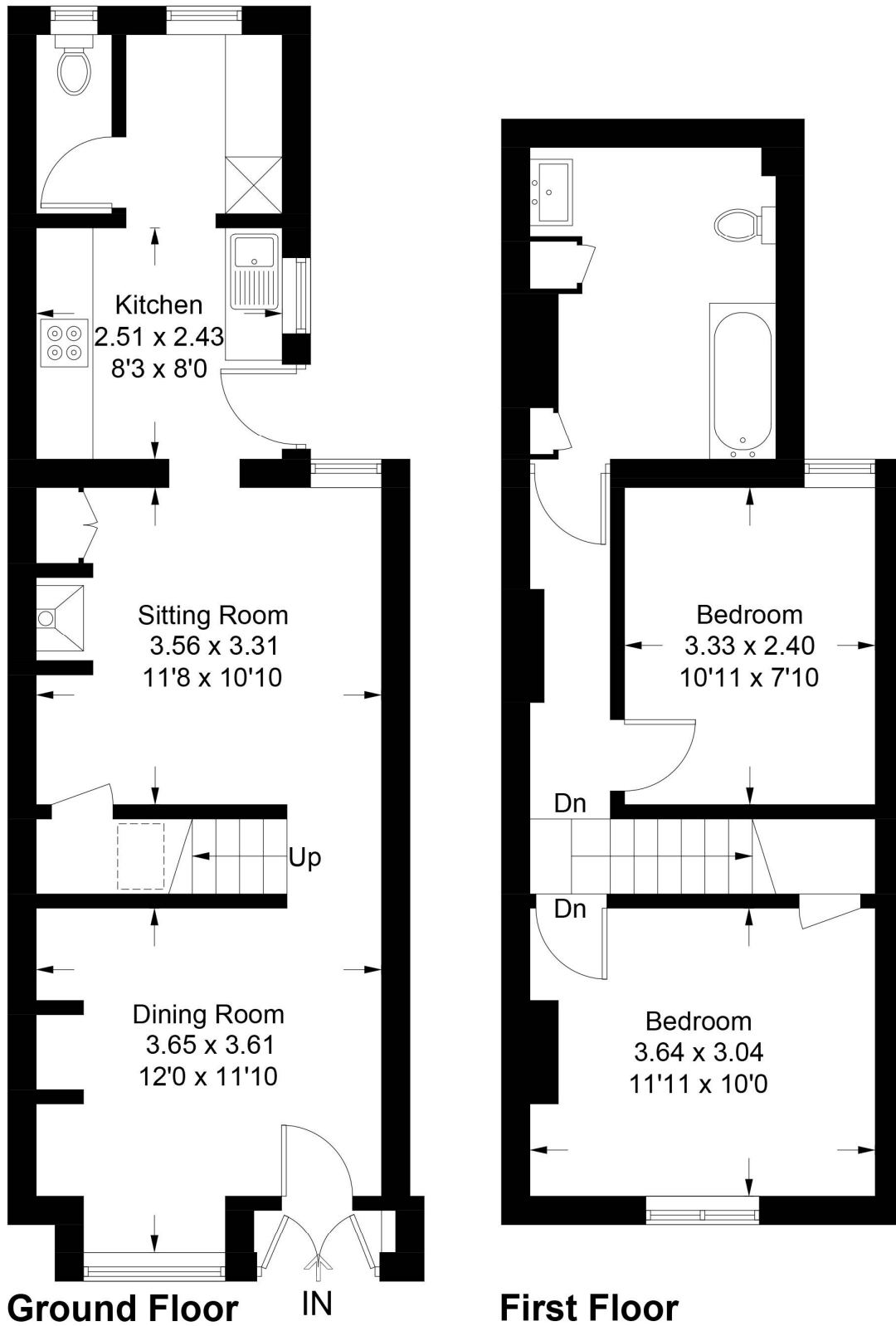


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