



44 Grange Road Saltwood Hythe Kent CT21 4QS
Guide £495,000

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44 Grange Road

Saltwood CT21 4QS

Nestled in the picturesque and sought after village of Saltwood, we present this delightful semi detached home in a sought after location. Overlooking scenic local countryside and adjoining farmland across to Saltwood church.

Situation

Grange Road boasts a peaceful ambiance and the house is perfectly situated overlooking the scenic local countryside. The house offers the perfect blend of tranquillity, modern living and excellent accessibility. With it's charming features and prime location, it is an ideal home that invites you to experience the best of village life, being just a short walk away from the heart of Saltwood and its amenities.

Commuting services if required are excellent. Nearby Sandling station has links to London St Pancras in less than an hour via HS1. The M20 motorway provides convenient access to the rest of Kent, and the Eurotunnel in Cheriton ensures easy connection to continent

The Property

A three bedroom semi detached house in a prime village location in a peaceful road. The house itself is a warm and inviting space.

There is a spacious entrance hall with a convenient cloakroom leading into a comfortable open plan sitting room and dining room with feature fireplace and doors leading to the mature gardens. The property features a well appointed kitchen with a range of fitted units, and a door for easy access to the garden.

Rising to the first floor there are three bedrooms and a family bathroom completes the layout.

Outside

The front offers off street parking with planted flower and shrub borders.

The rear garden is of a manageable size with a lawn and a delightful patio area, perfect for outdoor gatherings and gardening enthusiasts.

Services

We understand all main services are available.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 916 sq ft / 85.1 sq m

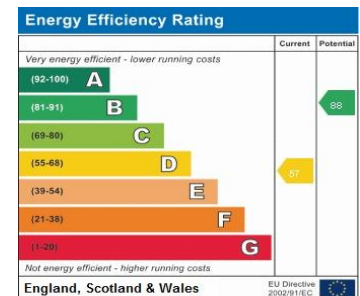
For identification only - Not to scale



GROUND FLOOR
Approx. 458 SQFT (INTERNAL)

FIRST FLOOR
Approx. 458 SQFT (INTERNAL)

Reception Room
12'4 x 10'10 (3.76 x 3.30)
Dining Room
12'4 x 11'10 (3.76 x 3.61)
Kitchen
9' x 6'11 (2.74 x 2.11)
Bedroom One
12'5 x 12'1 (3.78 x 3.68)
Bedroom Two
12'4 x 11'1 (3.76 x 3.38)
Bedroom Three
7'1 x 6'11 (2.16 x 2.11)
WC
3'11 x 2'5 (1.19 x 0.74)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1048457



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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