



19 Langdown Lawn Close, Hythe SO45 5GW

£299,950

paul jeffreys



## 19 Langdown Lawn Close, Hythe

### A SPACIOUS SEMI-DETACHED HOUSE

Within short walk of local shops & hospital/doctors.  
Gas central heating, double glazing, plastic fascias  
NO CHAIN

### ACCOMMODATION

Entrance hall, dining room, lounge, conservatory,  
kitchen/breakfast room, cloakroom, utility room,  
4 bedrooms, shower room, garage

ENTRANCE VESTIBULE Glazed door to:

ENTRANCE HALL Double radiator, thermostat, glazed  
double doors to lounge, glazed door to:

DINING ROOM c.5.41m x 2.74m (17'9" x 9'). Recessed  
bookcase, range of wall shelving, radiator.

LOUNGE c.8.38m x 3.45m max. (27'6" x 11'4"). Electric  
fire with wood surround, two radiators, wall light points,  
TV point, door to:

CONSERVATORY c.5.56m x 1.42m (18'3" x 4'8"). Double  
doors to garden, door from kitchen, radiator.

KITCHEN/BREAKFAST ROOM c.3.61m x 3.48m (11'10" x  
11'5"). Part tiled walls, inset 2.5 bowl stainless steel sink  
unit with adjoining worktops incorporating 4-burner gas  
hob with extractor over and range of wall cupboards  
adjoining with under-pelmet lighting. Low level

cupboards and drawers and further worktop with space  
beneath for refrigerator and adjoining cupboard. Cupboard  
housing 'Viessmann' gas boiler for central heating and hot  
water system, recessed lighting, door to:

REAR HALL Cupboard beneath staircase, hand basin, door  
to utility room and to:

CLOAKROOM With low level WC suite.

UTILITY ROOM c.2.77m x 2.52m (9'1" x 8'3"). Personal  
door to garden and garage, large butler sink with adjoining  
worktop, range of wall cupboards.

LANDING Airing cupboard with lagged hot water cylinder,  
radiator, access to roof space, deep storage cupboard.

BEDROOM 1 c.4.04m x 3.43m (13'3" x 11'3"). Double built  
in mirror fronted wardrobe cupboards, radiator.

BEDROOM 2 c.3.43m x 2.74m (11'3" x 9'). Range of  
mirror fronted wardrobe cupboards to one wall, hand basin,  
radiator.

BEDROOM 3 c.3.53m x 2.54m (11'7" x 8'4"). Radiator.

BEDROOM 4 c.2.97m x 2.54m (9'9" x 8'4"). Radiator.



**SHOWER ROOM** Fully tiled walls, shower cubicle with plumbed in shower, hand basin, low level WC suite, towel radiator, recessed ceiling lights, mirror fronted medicine cabinet.

**OUTSIDE** Block pavier driveway allows parking for 2/3 vehicles and gives access to **ATTACHED GARAGE** c.4.80m x 2.74m (15'9" x 9') with roller door and electricity connected. The front garden is laid mainly to lawn, pedestrian side gate leads to the side and rear garden with large decked area, area of lawn and mature shrubs and bushes, outside tap.

**COUNCIL TAX BAND** 'D' Payable 2020-2021 £1846.57

**EPC RATING** 'D'.

**GROSS SQUARE MEASUREMENTS** 167.2 sq. metres (1799.8 sq. feet) approx. (Including Garage).

**TENURE** The agents are advised this property is **FREEHOLD**.

**NOTE** Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

**NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.**

**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn and opposite Hythe Hospital turn right towards the parade of shops and immediately right, taking the 2<sup>nd</sup> left into Langdown Lawn Close and the property will be seen on the right hand side.

**VIEWING STRICTLY BY APPOINTMENT**

<b>OPEN</b>	<b>Weekdays</b>	<b>9.00am – 6.00pm</b>
	<b>Saturday</b>	<b>9.00am – 4.00pm</b>
	<b>Sunday</b>	<b>10.00am – 3.00pm</b>

JRS/HC/06.20

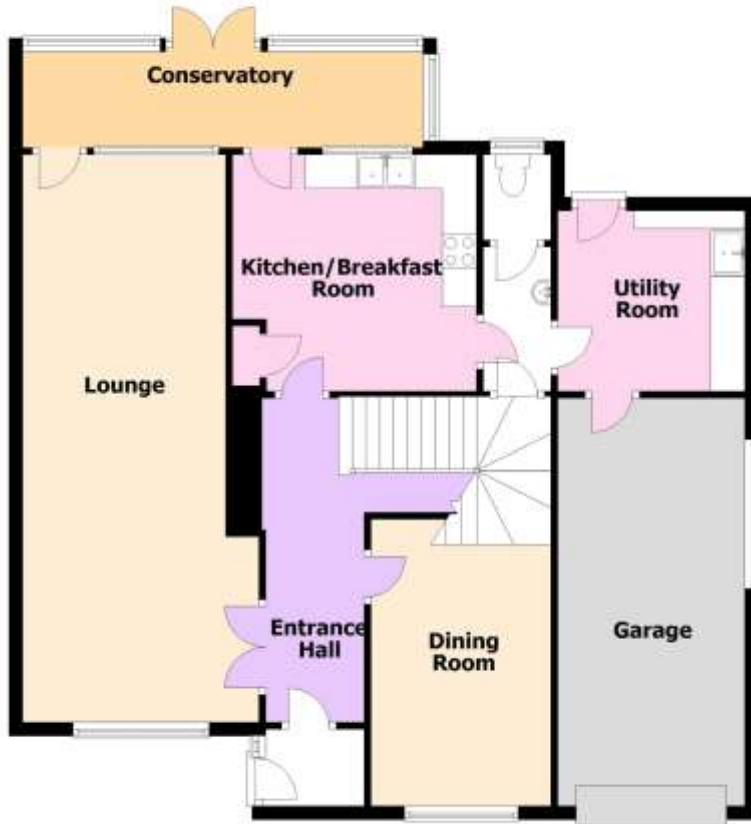






### Ground Floor

Approx. 103.7 sq. metres (1116.6 sq. feet)



### First Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



Total area: approx. 167.2 sq. metres (1799.8 sq. feet)

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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