



## Crimond Avenue

Dymchurch Romney Marsh TN29 0UL

- Semi-Detached Bungalow
  - Fitted Kitchen
- Large Rear Garden & Patio
  - Cul-De-Sac Location
  - Gas Central Heating
- Two Bedrooms
  - Modern Shower Room
- Garage & Parking Space
- Stunning Countryside Views
  - No Onward Chain

**Asking Price £290,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented two bedroom semi-detached bungalow residence situated in a quiet cul-de-sac and enjoying far-reaching views of the surrounding countryside to the rear. The accommodation comprises a living room, dining room, fitted kitchen, two bedrooms and a shower room, with a lean-to sun room to the rear. There are well-tended front and rear gardens as well as a garage and parking space to the side. Being sold with no onward chain, an early viewing comes highly recommended.

Located in a cul-de-sac location on this popular residential development on the Dymchurch/Hythe border and within easy access of the sandy beaches of Dymchurch. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe and the village of Dymchurch, which also offers a small selection of local shops and a Tesco mini-store. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

#### **Side Entrance**

With UPVC entrance door with frosted double glazed upper panel, entrance lobby with frosted inner door opening to a hallway accessing the kitchen and dining room.

#### **Kitchen 9'4 x 8'6**

With rear aspect UPVC double glazed window looking onto garden and with countryside view, range of wood fronted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset four ring gas hob with pull-out extractor over and electric oven under, inset stainless steel sink/drainer with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, serving hatch to dining room, recessed downlighters, tile effect laminate flooring, coved ceiling.

### **Dining Room 11'10 x 8'3**

With rear aspect UPVC double glazed window and door to sun room, coved ceiling, radiator, frosted door to living room and door to inner hallway.

### **Living Room 14'8 x 10'11**

With front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

### **Inner Hallway 7'3 x 5'**

With loft hatch, built-in shelved linen cupboard, radiator.

### **Bedroom 12'1 x 11'9**

With rear aspect UPVC double glazed looking onto garden with countryside view, recessed double fitted wardrobe, coved ceiling, radiator.

### **Bedroom 10'3 x 7'4**

With front aspect UPVC double glazed window looking onto garden, recessed single fitted wardrobe, coved ceiling, radiator.

### **Shower Room 7'2 x 5'5**

With UPVC frosted double glazed window, large walk-in fully tiled shower cubicle with Triton electric shower and extractor over, wash hand basin with mixer tap over and store cabinet under, WC with

concealed cistern, coved ceiling, vinyl flooring, part-tiled walls, radiator.

### **Lean-To Sun Room 11'6 x 5'9**

With single glazed windows and sliding door to patio and rear garden.

### **Outside:**

The property enjoys a large, well-tended rear garden, laid mostly to lawn with shrub borders and a good-sized paved patio; the fencing to the rear perimeter is low to maximise the beautiful countryside view. There is an outside water tap and a personal door to the attached garage (16'11 x 8'8 with up and over doors, UPVC double glazed window to rear, power and light). To the front of the property is a lawned front garden and a parking space in front of the garage. By the entrance door is a recessed store cupboard with a UPVC door and housing the consumer unit and electric meter.





**Ground Floor**

Approx. 88.8 sq. metres (956.0 sq. feet)



Total area: approx. 88.8 sq. metres (956.0 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanItUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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