



## Queens Road Littlestone TN28 8LS

- Detached Bungalow
- Two Double Bedrooms
- Generous Kitchen/Dining Room
- Bathroom & Cloakroom
- Gated Driveway
- Deceptively Spacious
- Large Living Room
- Separate Utility Room
- Attractive Gardens
- Close To Beach & Amenities

**Price Guide £375,000 Freehold**







\*\*\* Price Guide: £375,000-£395,000 \*\*\*

Mapps Estates are delighted to bring to the market this spacious two bedroom detached bungalow residence conveniently located within level walking distance of the beach and local amenities. Set in attractive front and rear gardens, the accommodation comprises a welcoming reception hall, two double bedrooms, a bathroom and separate cloakroom, a large living room opening through to a generous kitchen/dining room, and a separate utility room. The property also benefits from a gated driveway. An early viewing of this sizable bungalow comes highly recommended.

Located in the popular residential area of Littlestone, within a short walk of the green and beach and within walking distance of Littlestone Championship golf course. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, a public library, doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby and the Marsh Academy secondary school is within walking distance. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover for access to mainland Europe.

### **Recessed Side Entrance Porch**

With tiled flooring, UPVC frosted double glazed entrance door opening to reception hall.

**Reception Hall 17'4 x 10'4 (max points)**

'L' shaped reception hall with loft hatch and fitted loft ladder, wood effect laminate flooring, recessed downlighters, coved ceiling, radiator.

**Bedroom 16'7 x 12'6**

With front aspect bay window with UPVC double glazed windows, coved ceiling, recessed downlighters, radiator.

**Bedroom 12'6 x 8'8**

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

**Bathroom 8'6 x 7'6**

With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, quadrant shower cubicle with Mira shower, pedestal wash hand basin with mixer tap over, WC, fully tiled walls, recessed downlighters, coved ceiling, radiator.

**Cloakroom**

With UPVC frosted double glazed window, WC, wash hand basin, fully tiled walls and floor, coved ceiling, spotlight, radiator.

**Living Room 17'4 x 12'10**

With UPVC frosted double glazed window to side, feature fireplace with fitted electric fire, two wall lights, coved ceiling, radiator, glazed panel door to reception hall, large open archway leading through to dining room and kitchen.





### **Kitchen/Dining Room 23'9 x 11'5**

With Dining Area having side aspect UPVC double glazed window and rear aspect UPVC double glazed windows and French doors opening to patio and rear garden, tiled floor, coved ceiling, radiator, fitted kitchen comprising a matching range of wood effect store cupboards, display cabinets and drawers, rolltop work surfaces with tiled splashbacks, matching breakfast bar unit with further store cupboards under, inset stainless steel sink/drainer with mixer tap over, space for gas cooker with pull-out extractor over, space and plumbing for dishwasher, space for fridge/freezer, fan light, door to reception hall, frosted glazed panel door to utility room.

### **Utility Room 11'4 x 5'10**

With UPVC frosted double glazed window to side and rear aspect UPVC double glazed window and back door to patio and garden, fitted worktop with space and plumbing for

washing machine, tumble dryer and undercounter fridge and freezer, store cupboards and drawers, tiled floor, coved ceiling, wall-mounted Baxi gas-fired combination boiler, radiator.

### **Outside:**

To the front is a gated driveway providing an off-road parking space with a pathway to the side leading to the side entrance porch. The front garden is bordered by a picket fence and is laid to lawn with shrub borders. The good-sized rear garden enjoys a generous brick block paved patio from which to admire the garden, laid to lawn with mature shrub borders and flower beds. There is a further paved terrace and a garden shed to the rear.

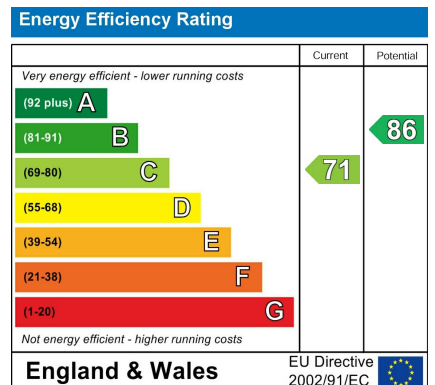








**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** C  
**EPC Rating** C



**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.