



Richmond Drive

New Romney TN28 8UW

- Well Presented Family Home
 - Three Bedrooms
- Spacious Living/Dining Room
- Cloakroom & Family Bathroom
- Garage & Off-Road Parking
- Close To Schools & Amenities
 - Link-Detached
- Fitted Kitchen & Separate Utility Room
 - Front & Rear Gardens
 - **No Onward Chain**

Guide Price £325,000 - £350,000 Freehold





*** Price Guide: £325,000-£350,000 ***

Mapps Estates are delighted to bring to the market this well presented three bedroom link-detached family home located on a popular residential development within easy access of local schools and amenities. The well-proportioned accommodation comprises a reception hall, cloakroom, spacious living/dining room, fitted kitchen and separate utility room to the ground floor, and three bedrooms and a family bathroom with both bath and shower to the first floor. The property enjoys front and rear gardens, off-road parking and an integral garage. Being sold with no onward chain, an early viewing comes highly recommended.

Located on the outskirts of the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high-speed rail services from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Reception Hall 13'9 x 6'1

With UPVC frosted double glazed entrance door and window to side, stairs to first floor with understairs store cupboard, heating thermostat, recently fitted wood effect vinyl flooring, radiator.

Living Room/Diner 22' x 13'7

Narrowing to 10'1 in the dining area, with UPVC double glazed window to front, double glazed window and sliding patio door to rear, two radiators, coved ceiling, wood effect laminate flooring, bi-fold door to kitchen..

Kitchen 13'4 (max) x 9'8

With rear aspect UPVC double glazed window looking onto garden, range of matching cream Shaker style store cupboards, display cabinets and drawers, integral wine rack, wood effect roll top worksurfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, space and plumbing for dishwasher, space for cooker, space for fridge/freezer, built-in shelved larder cupboard, coved ceiling, recently fitted wood effect vinyl flooring, radiator, door to utility room.

Utility Room 7'9 x 5'

With space and plumbing for washing machine and tumble dryer and wood effect worktop over, wall hung Worcester Bosch 'Greenstar' gas fired boiler, radiator, rear aspect UPVC double glazed window and door opening onto the garden, recently fitted wood effect vinyl flooring, personal door to garage.

Cloakroom

With UPVC frosted double glazed window, WC, wall hung wash hand basin, part-tiled walls, consumer unit (installed March 2024), chrome effect heated towel rail, recently fitted wood effect vinyl flooring.

First Floor:

Landing

With UPVC double glazed window to side, built-in airing cupboard housing hot water cylinder with fitted shelf over, hatch to loft space.

Bedroom 11'9 x 10'

With front aspect UPVC double glazed window, radiator.

Bedroom 10' x 9'10

With rear aspect UPVC double glazed window looking onto garden, radiator.

Bedroom 9'11 x 7'6

With rear aspect UPVC double glazed window looking onto garden, recessed built-in wardrobe, radiator.

Family Bathroom 8'8 x 6'5

With UPVC frosted double glazed window, white suite comprising panelled bath, pedestal wash hand basin, WC, fully tiled quadrant shower cubicle with Triton electric shower, part tiled walls, radiator, tiled effect vinyl flooring.

Outside:

To the front of the property is an off-road parking space with a lawn to the side and gated access to the rear. The rear garden is mostly laid to lawn, with shrub borders and a garden shed, a paved patio area and an outside tap.

Garage 16'3 (max) x 8'

With up and over door, loft hatch, power and light; the garage has been divided to provide a storeroom accessed via the utility room.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.