



## Cedar Terrace, Barrow Hill

Sellindge TN25 6JU

- Spacious Family Home
- Three Good Sized Bedrooms
- Large Living/Dining Room
  - Front & Rear Gardens
- Two Allocated Parking Spaces
- Mid Terraced
- Bathroom & En Suite Shower
  - Fitted Kitchen
- Downstairs Cloakroom
- Good Transport Links

**Guide Price £300,000 - £325,000 Freehold**







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Mapps Estates are delighted to bring to the market this well presented and deceptively spacious three bedroom terraced home located in the popular village of Sellindge. The generous accommodation comprises an impressive open plan living/dining room, a fitted kitchen and cloakroom to the ground floor, while upstairs you will find the master bedroom and en suite shower room, two further good-sized bedrooms and a family bathroom. The property benefits from a Calor gas central heating system as well as solar panels. Outside there are front and rear gardens and two allocated parking spaces to the rear. An early viewing of this spacious family home comes highly recommended.

Located in the popular village of Sellindge, which offers a Post Office and two mini supermarkets, coffee shop, active village hall, doctor's surgery, Primary schooling and Sellindge Sports and Social Club. Secondary Schooling is available in nearby Saltwood with boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High-speed rail services are available from Ashford International station approximately 20 minutes by car giving service to St. Pancras, London in approximately 38 minutes. Alternatively, Westenhanger mainline Railway station is just a short drive away. The pretty Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The town also boasts the historic Royal Military Canal running through it and enjoys an unspoilt seafront promenade.

#### Ground Floor:

##### Front Entrance Porch

Covered entrance porch with downlighters over and an outdoor store cupboard to one side, modern composite wood grain effect front door with feature leaded double glazed inset panel, opening to reception hall.

##### Reception Hall 7'3 x 3'8

With fitted doormat, coved ceiling, recessed downlighters, heating thermostat, radiator, doors to cloakroom and living/dining room.

##### Cloakroom

With WC, wall-hung wash hand basin, space for tumble dryer, extractor fan, consumer unit, recessed downlighters, tile effect vinyl flooring, radiator.

##### Living/Dining Room 25'10 x 16'

With rear aspect UPVC double glazed windows and door to rear garden, open staircase, understairs store cupboard with power and light, wood effect laminate flooring, recessed downlighters, coved ceiling, two radiators, door to kitchen.

### **Kitchen 12'3 x 7'11**

With front aspect UPVC double glazed window looking onto front garden, range of light wood effect store cupboards and drawers, rolltop work surfaces with tiled splashbacks and concealed lighting over, five ring gas hob with extractor canopy over, inset stainless steel one and a half bowl sink/drainage with mixer tap over, fitted high level electric double oven, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, plinth fan heater, tile effect vinyl flooring.

### **First Floor:**

### **Landing 9'9 x 5'2**

A spacious landing with a large loft hatch and a pull-down wooden ladder [the loft is part-boarded, has power and light, two Velux windows and the solar panel inverter], coved ceiling, radiator.

### **Master Bedroom 16' x 12'7**

With front aspect UPVC double glazed window, two fitted double wardrobes, radiator, door to en suite shower room.

### **En Suite Shower Room**

With fully tiled shower cubicle, pedestal wash hand basin with mixer tap and tiled splashback over, WC with tiled shelf over, shaver point, extractor fan, recessed downlighters, tile effect laminate flooring, radiator.

### **Bedroom 14' x 8'3**

With rear aspect UPVC double glazed window, radiator.

### **Bedroom 14' x 7'5**

With rear aspect UPVC double glazed window, radiator.

### **Bathroom 6'7 x 5'7**

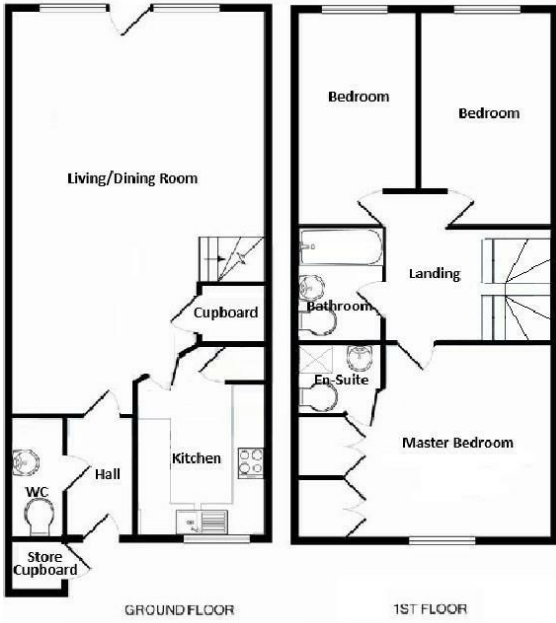
With panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, shaver point, extractor fan, recessed downlighters, tile effect laminate flooring, chrome effect heated towel rail.

### **Outside:**


The front garden is bordered by a picket fence and gate opening to a paved pathway leading to the front porch. There are trees to the front for privacy and lawn to both sides of the pathway. The low maintenance rear garden is laid to paving and artificial grass and has an outdoor wall light and tap. A back gate opens to the two rear allocated parking spaces.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(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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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.