



Harden Road

Lydd Romney Marsh TN29 9FB

- Beautifully presented
 - Three Bedrooms
- Spacious Living Room/Diner
 - Downstairs WC
- Remainder of The NHBC Warranty
- Spacious Semi-Detached House
 - Modern Kitchen/Diner
- Modern Family Bathroom With Shower
 - Off Road Parking
- Views Of Farmland To Rear

Asking Price £280,000 Freehold





Mapps Estates are pleased to bring to the market this modern three bedroom semi-detached home built in 2016. The property enjoys a rear garden and the benefit of the remainder of the NHBC warranty. The accommodation to the ground floor comprises a welcoming entrance hall, a cloakroom, a spacious kitchen/breakfast room, and a living room/diner with patio doors opening onto the garden. To the first floor you will find the three bedrooms and a family bathroom with a bath and separate shower cubicle. The property also has a brock block paved driveway for two cars. Viewing comes highly recommended to really appreciate what this modern family home has to offer.

Located in the semi-rural town of Lydd on the Romney Marsh, with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness Natural Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away. The nearby town of New Romney offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye is also within half an hour's drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty five minutes away by car, providing fast services to London St Pancras in only thirty eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

Ground Floor:

Entrance Hall

With Upvc double glazed door to side, radiator, understairs storage cupboard, stairs to first floor.

Cloakroom

Comprising WC, pedestal wash hand basin with mixer tap over and tiled splash back, radiator, UPVC double glazed frosted window to front, extractor fan, wood effect laminate flooring.

Kitchen/Breakfast Room 13'2 x 8'10

With a range of matching white gloss wall and base units, roll top worksurfaces, inset one and a half bowl, single drainer stainless steel sink unit with mixer tap over, built in eye level oven, space for fridge/freezer, inset four ring gas hob with stainless steel splash back and extractor over, integrated slimline dishwasher, space and plumbing for washing machine, wood effect LVT flooring, UPVC double glazed window to front.

Living Room/Diner 15'3 x 12'10

With UPVC double glazed window to rear, UPVC double glazed patio doors opening onto the garden, radiator, coved ceiling.

First Floor:

Landing

With hatch to loft space and built in storage cupboard.

Bedroom 15'3 x 9'9

With UPVC double glazed window to rear, radiator, built in wardrobes with sliding mirrored doors to one wall.

Bedroom 9'11 x 8'11

With UPVC double glazed window to front, radiator.

Bedroom 11'3 x 7'7 max points

With UPVC double glazed window to front, radiator.

Family Bathroom

A white suite comprising panelled bath, low level WC, pedestal wash hand basin, separate shower cubicle, radiator, extractor fan, wood effect laminate flooring, UPVC double glazed frosted window to side.

Outside:

The rear enclosed garden is laid to lawn and has the benefit of a paved seating area, and a recently added timber shed set on a concrete base. Gated side access takes you to the front of the property where you will find the block paved driveway providing off road parking for two cars.

Agent's Note:

Please be advised this property is not on mains drainage but instead uses a modern sewage treatment system; the tank is emptied once a year. Please speak to agent for more details.





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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(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.