



## Station Road

Lydd Romney Marsh TN29 9ED

- Semi Detached Residence
  - Three Bedrooms
  - Spacious Living Room
- Well-Tended Private Garden
- Immaculately Presented Throughout
  - Kitchen/Diner
- Modern Fitted Shower Room
- Garage En Bloc

**Asking Price £295,000 Freehold**





Mapps Estates are delighted to bring to the market this immaculately presented three bedroom semi-detached residence conveniently located within easy reach of local amenities. The well-proportioned accommodation comprises a front porch, a lovely kitchen/diner, a spacious living room, three bedrooms and a modern shower room. The property also enjoys a private, well-tended garden and a nearby garage en bloc. An early viewing of this delightful family home comes highly recommended.

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 and the popular beaches of Camber Sands are 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:**

##### **Front Porch 5'8 x 2'9**

With UPVC double glazed front door and window to side, wall light, tiled floor, internal UPVC frosted double glazed window and composite entrance door opening to entrance hall.

##### **Entrance Hall 4'9 x 3'3**

With door to living room and open doorway to kitchen/diner, vinyl flooring, built-in store cupboard housing Worcester Bosch 'Greenstar' gas-fired boiler (installed approximately two years ago), gas meter and consumer unit.

### **Kitchen/Diner 15'2 x 7'6**

With two side aspect UPVC double glazed windows looking onto garden, UPVC frosted double glazed back door opening to garden, range of matching fitted Shaker style store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink/drainage with mixer tap over, gas cooker with extractor over, space and plumbing for slimline dishwasher and washing machine, space for fridge/freezer, space for table, vinyl flooring, radiator.

### **Living Room 18'4 x 13'1**

With front and side aspect UPVC double glazed windows, coved ceiling, stairs to first floor, understairs store cupboard with light, two radiators.

### **First Floor:**

#### **Landing**

With loft hatch to fully insulated loft.

### **Bedroom 13'3 x 8'8 (max points)**

'L' shaped bedroom with side aspect UPVC double glazed window looking onto garden, radiator.

### **Bedroom 10'11 (max) x 9'4**

With front aspect UPVC double glazed window, recess with fitted hanging rails and shelving, radiator.

### **Bedroom 9'4 x 7'**

With front and side aspect UPVC double glazed windows, built-in airing cupboard housing hot water cylinder with fitted shelving over, radiator.

### **Shower Room 7'7 x 5'9**

With UPVC frosted double glazed window, modern fitted shower room comprising a fully tiled walk-in shower enclosure with rainfall shower, pedestal wash hand basin with mixer tap over, WC, chrome effect heated towel rail, extractor fan, part-tiled walls, wood effect vinyl flooring.

### **Outside:**

The property enjoys a well-tended, enclosed private garden to the side, this being laid to lawn with shrub borders, a paved patio area, outside tap, garden shed and side gate. To the front and other side of the property the gardens are hard-landscaped and laid to paving and shrub borders. A pathway leads to the en bloc garages to the rear.

### **Garage 16'3 x 7'10**

With up and over door and fitted workbench.





**Ground Floor**  
 Approx. 37.4 sq. metres (402.9 sq. feet)



**First Floor**  
 Approx. 36.0 sq. metres (387.1 sq. feet)



| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            | <b>73</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  |

**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.