



Station Road

Dymchurch TN29 0PJ

- Semi Detached Family Home
 - Large Living Room
- Kitchen/Diner With Integrated Appliances
- Ground Floor Home Office/Bedroom 4
 - Two Off-Road Parking Spaces
- Extended & Well Presented
 - Three/Four Bedrooms
- Generous Family Bathroom
 - Attractive Rear Garden
- Close To Village Centre & Beach

Offers In Excess Of £300,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three/four bedroom semi detached family home located close to the historic Romney, Hythe & Dymchurch light railway station and within level walking distance of the village centre and beach. The well proportioned ground floor accommodation comprises a reception hall, a large living room, a spacious kitchen/diner with integrated appliances, and a former dining room which could be used as a home office or an additional bedroom if required; upstairs you will find three bedrooms and a generous family bathroom with separate bath and shower. The property also benefits from two off-road parking spaces and an attractively landscaped garden to the rear. An early viewing comes highly recommended.

Located within level walking distance of Dymchurch village centre and its beautiful sandy beaches. In the village you will find a small selection of independent shops and amenities, together with a Tesco mini store; the famous Romney, Hythe & Dymchurch railway also has a station in the village. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe, Lympne and the village of Dymchurch, while secondary schooling is available in nearby New Romney and Saltwood, with both boys' and girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to London, St Pancras, and from Folkestone West with a travelling time of approximately 50 minutes.

Ground Floor:

Front Entrance Porch

An arched front porch with tiled floor and outside wall light over, UPVC front door with inset frosted double glazed panels and window over, opening to reception hall.

Reception Hall 13'2 x 5'11

With stairs to first floor and understairs store cupboard with side aspect UPVC double glazed window, heating thermostat, wood flooring, radiator.

Living Room 14'3 x 12'2

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

Home Office/Bedroom 11'2 x 11'1

A former dining room which could now serve as a home office or fourth bedroom if required, with wood effect laminate flooring, coved ceiling, radiator, frosted glazed panel double doors opening to dining room area.

Kitchen/Diner 17'9 x 16'8 (max points)

Comprising a fitted kitchen with a range of wood effect store cupboards and drawers, rolltop work surfaces with tiled splashbacks and lighting over, inset stainless steel sink/drainage with mixer tap over, rear aspect UPVC double glazed window looking onto garden, gas cooker with extractor canopy over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, consumer unit, tile effect flooring, coved ceiling, radiator, recessed downlighters, breakfast bar, opening through to dining area with rear aspect UPVC double glazed window and sliding door to patio and garden, coved ceiling, recessed downlighters, tile effect flooring, radiator.

First Floor:

Landing

With UPVC frosted double glazed window to side.

Bedroom 12' x 10'8

With front aspect UPVC double glazed window, radiator.

Bedroom 11'1 x 10'8

With rear aspect UPVC double glazed window looking onto garden, fitted double airing cupboard housing hot water cylinder and wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, heating control panel, coved ceiling, radiator.

Bedroom 7'11 x 7'6

With front aspect UPVC double glazed window, radiator.

Family Bathroom 7'11 x 7'5

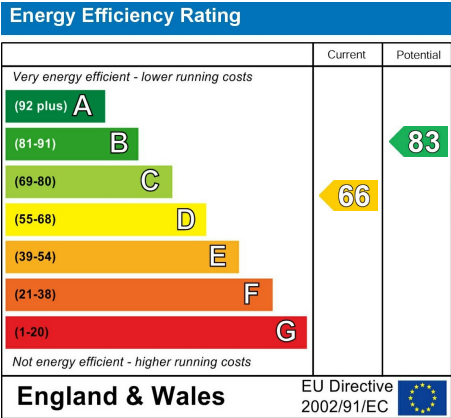
With two UPVC frosted double glazed windows, corner bath with mixer tap and wall-mounted shower attachment over, separate fully tiled walk-in shower enclosure with rainfall shower and separate hand-held shower attachment, vanity unit comprising wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern and shelf over, shaver point, loft hatch with fitted loft ladder, two wall-mounted bathroom cabinets, part-tiled walls and tiled floor, chrome effect heated towel rail.

Outside:

To the front of the property is a brick block paved off-road parking area for two cars and a hardstanding to the front, with gravelled borders and a bin store area to the side.

There is gated access through to the rear garden which is laid to lawn with a shrub border to one side. There is a brick block paved patio area to the rear of the house with a garden store, an outside tap and power points. A paved pathway leads past a garden shed to a paved rear terrace.





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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.