



## Leonard Road Greatstone TN28 8RZ

- Impressive Detached Chalet Bungalow
  - Six Bedrooms
  - Living Room With Log Burner
  - Two Bathrooms
- Gated Driveway With Ample Parking
- Set On A Large Plot
- Versatile Accommodation
- Spacious Kitchen/Diner
- Generous Gardens
- Large Detached Garage

**Asking Price £500,000 Freehold**







Mapps Estates are delighted to bring to the market this impressive six bedroom detached chalet bungalow residence set on a generous plot and within walking distance of the seafront. The spacious accommodation comprises a reception hall, a living room with a log burner, a large kitchen/diner, a lean-to utility room, four double bedrooms and a bathroom to the ground floor, with two further double bedrooms and a bathroom to the first floor. The property also boasts extensive gardens, a gated driveway with ample off-road parking space and a detached garage. An early viewing comes highly recommended.

Located in a popular residential road in Greatstone within walking distance of the dunes and seafront. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The 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 travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

### **Ground Floor:**

#### **Front Entrance**

With UPVC frosted double glazed front door and window to side, opening to reception hall.

#### **Reception Hall**

With coved ceiling, dado rail, heating thermostat, built-in shelved linen cupboard with heating control panel, stairs to first floor with understairs store cupboard, space for desk, four wall lights, radiator, UPVC double glazed door to utility room.

### **Cloakroom**

With UPVC frosted double glazed window, pedestal wash hand basin with mixer tap and tiled splashback over, WC, coved ceiling, dado rail, wood effect vinyl flooring.

### **Living Room 20'7 x 14'9**

With front and side aspect UPVC double glazed windows looking onto garden, fireplace with cast iron log burner set into slate hearth, coved ceiling, four wall light points, wood block tiled flooring, two radiators.

### **Kitchen/Diner 25'4 x 12'8**

Comprising dining area with side aspect UPVC double glazed French doors opening to patio and garden, two wall lights points, coved ceiling, radiator, wood effect vinyl flooring, fitted kitchen with matching range of store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset double bowl stainless steel sink/drainers with mixer tap over, breakfast bar, island unit with inset four ring gas hob, fitted electric oven and additional store cupboards, space for fridge/freezer, side aspect UPVC double glazed window looking onto garden.

### **Utility Room 5'5 x 5'4**

A lean-to utility area with space and plumbing for washing machine, and tumble dryer, UPVC double glazed windows looking onto garden, tiled floor, wooden double glazed back door opening to patio and garden.

### **Bedroom 12'1 x 11'11**

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

### **Bedroom 12'3 x 11'11**

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

### **Bedroom 12'1 x 11'11**

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

### **Bedroom 11'3 x 9'**

With front aspect UPVC double glazed window, coved ceiling, recessed walk-in wardrobe,, radiator.





### **Bathroom 8'4 x 7'11**

With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, fully tiled shower cubicle, pedestal wash hand basin, WC, part-tiled walls, coved ceiling, wood effect vinyl flooring, radiator.

### **First Floor:**

### **Landing 12' x 8'11**

With loft hatch, Velux window, dado rail, heating thermostat, doors to bedrooms and bathroom.

### **Bedroom 15' x 12'**

With side aspect UPVC double glazed window looking onto garden, Velux window, radiator, door to large walk-in loft space (34'7 x 11') with two Velux windows.

### **Bedroom 15' x 11'8**

With side aspect UPVC double glazed window, Velux window, radiator.

### **Bathroom 6'9 x 5'8**

With Velux window, panelled bath with mixer tap and shower attachment over, tiled splashback, wash hand basin with mixer tap and tiled splashback over, WC, wood effect vinyl flooring, door to boiler room.

### **Boiler Room 5'8 x 5'4**

With wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, hot water cylinder, eaves access panel.

### **Outside:**

To the front of the property is a gated tarmac driveway leading to the detached garage and providing ample off-road parking space. There is a large brick block paved area by the front entrance, and a walled front garden laid to lawn with mature shrub borders. A side gate by the garage access the large rear garden which is laid mostly to lawn with a variety of mature shrubs and trees, an outside tap and water butts, a summerhouse and pergola, an outbuilding to



the rear corner, and a large paved patio to one side.

### **Garage 21'7 x 14'11**

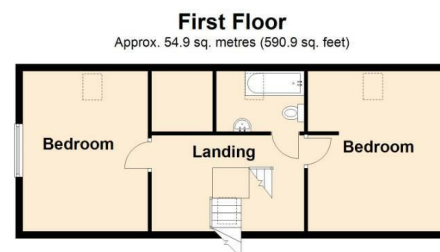
With wooden double doors, boarded loft space, power and light, fitted workbench, electric meter, side aspect UPVC double glazed window and side door to garden.

### **Agent's Note:**

Please be advised the property is not currently connected to mains drainage.







**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band E**  
**EPC Rating C**

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>		
(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		
	69	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Mapps Estates Sales Office

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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.