



Willow Drive

St. Marys Bay Romney Marsh TN29 0SX

- Semi-Detached Bungalow
 - Three Bedrooms
- Spacious Living/Dining Room
- Garage & Off-Road Parking
- Well Presented Throughout
 - Shower Room
 - Fitted Kitchen
- Front & Rear Gardens

Asking Price £325,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented three bedroom semi-detached bungalow residence, located on the popular 'Tree Estate' conveniently within walking distance of local amenities and the beach. The accommodation is in good order throughout, comprising a fitted kitchen, a spacious living/dining room, three bedrooms and a shower room. The property also enjoys a generous front driveway and garage, as well as well-tended front and rear gardens. An early viewing of this delightful home comes highly recommended.

Located on the popular 'Tree Estate' in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Front Entrance Porch

A covered entrance porch with outdoor wall light.

Entrance Hall

With composite entrance door with frosted double glazed panels, built-in cloaks cupboard with gas meter, coved ceiling, doors to kitchen and living/dining room.

Kitchen 11'8 x 7'7

With front aspect UPVC double glazed window with bespoke fitted shutters, UPVC frosted double glazed back door to side, range of fitted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset resin one and a half bowl sink/drainage with rinser tap over, four ring gas hob with extractor canopy over and electric oven under, space and plumbing for washing machine, space for fridge/freezer, wall-mounted Ideal gas-fired boiler, heating control panel, cupboard housing consumer unit, built-in airing cupboard/larder with hot water cylinder and fitted shelving, serving hatch, coved ceiling, wood effect vinyl flooring.

Living/Dining Room 19'5 x 10'6

With front aspect UPVC double glazed window looking onto garden with bespoke fitted shutters, two radiators, coved ceiling, heating thermostat, door to inner hallway.

Inner Hallway 5'8 x 3'9

With loft hatch and fitted loft ladder, wall light point, doors to bedrooms and shower room.

Bedroom 11'5 x 10'11

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

Bedroom 10'8 x 8'5

With rear aspect UPVC double glazed French doors to patio and garden, coved ceiling.

Bedroom 11' x 6'5

With side aspect UPVC double glazed window, coved ceiling, radiator.

Shower Room 6'9 x 5'7

With UPVC frosted double glazed window, large shower cubicle with electric shower, pedestal wash hand basin with mixer tap over, WC, fully tiled walls, vinyl tiled floor, coved ceiling, chrome effect heated towel rail.

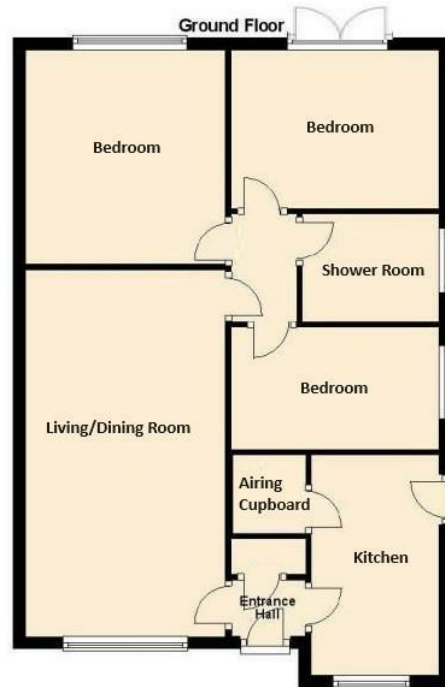
Outside:

To the front is a low-walled garden laid to lawn; a paved pathway leads to the front entrance. To the side is a driveway with off-road parking for two cars and access to the garage; there is also a side ramp accessing the back door and a rear gate opening to the back garden. To the rear is a paved patio, the garden being laid to lawn with mature shrub borders; there is also a further paved patio area to the rear of the garage and a water butt.

Garage 16'4 x 8'2

With electric roller door, rear window, side door to rear garden, power and light.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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.