



Guide Price
£475,000

Freehold

4x  1x  1x 

**Lydd Road, New
Romney, Kent, TN28**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- **Exceptional detached family home**
- **Landscaped gardens with outside pizza oven**
- **Edge of town living**
- **Open aspect views to the front**
- **Plenty of off road parking for vehicles**

Accommodation

GROUND FLOOR

Entrance Hall
 Study/Bedroom 4: 14'3 x 12'6 (4.35m x 3.81m)
 Utility Room: 6'11 x 6'7 (2.11m x 2.01m)
 Cloakroom
 Kitchen: 13'0 x 12'3 (3.97m x 3.74m)
 Dining Area: 13'2 x 13'1 (4.02m x 3.99m)
 Lounge: 16'3 into bay x 12'6 (4.96m x 3.81m)

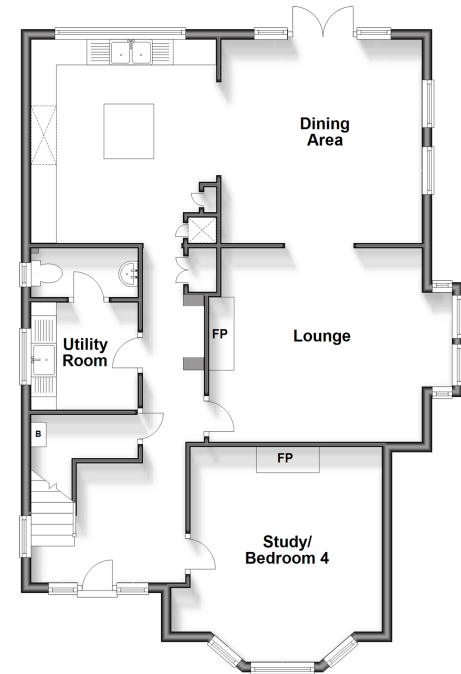
FIRST FLOOR

Landing
 Bedroom 1: 14'6 x 13'2 (4.42m x 4.02m)
 Bedroom 2: 14'9 x 12'6 (4.50m x 3.81m)
 Bedroom 3: 15'1 x 10'4 (4.60m x 3.15m)
 Bathroom: 11'2 x 9'5 (3.41m x 2.87m)

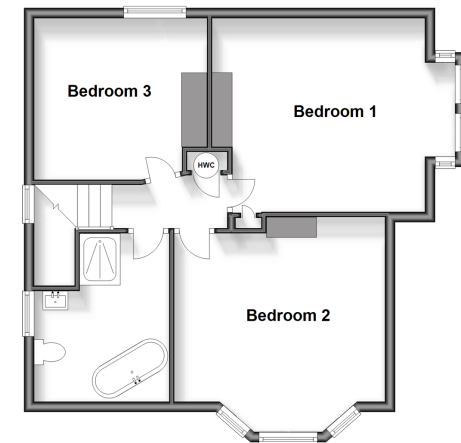
OUTSIDE

Off Road Parking
 Enclosed rear garden
 Summer House

Ground Floor
 Approx. 87.3 sq. metres (940.2 sq. feet)



First Floor
 Approx. 58.1 sq. metres (625.0 sq. feet)



Call New Romney - 01797 363745 ■ wardsof Kent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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