

Cedar Crescent

St. Marys Bay Romney Marsh TN29 0XJ

- Semi-Detached Chalet Residence
- Open Plan Lounge/Diner
- Rear Conservatory
- Upstairs Bathroom
- Garage, Carport & Off-Road Parking
- Three Double Bedrooms
- Fitted Kitchen
- Downstairs Shower/Utility Room
- Garden Backing Onto Waterway
- No Onward Chain

Guide Price £300,000-£325,000 Freehold













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Mapps Estates are delighted to bring to the market this well presented three bedroom semi-detached chalet residence on the popular 'Tree' estate, with a rear garden backing onto a picturesque waterway. The ground floor accommodation comprises a reception hall with a walk-in cloaks cupboard, a double bedroom, a shower/utility room, a fitted kitchen, spacious lounge/diner and a rear conservatory, with two further double bedrooms and a family bathroom to the first floor. There is also a paved front garden, a driveway for up to three cars, a carport and garage. Being sold with the benefit of no onward chain, an early viewing 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 sand and pebble beaches. A regular bus service operates between Folkestone and Rye, with a convenient local bus stop nearby. The village itself offers a small selection of local shops, post office, Chinese takeaway and a fish & chip shop together with an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities including a Sainsbury's store, as well as a variety of pubs and restaurants; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. Hythe, Folkestone and Dungeness are also within easy driving distance, as is Littlestone's links golf course. The M20 motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, with high-speed rail services available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Ground Floor:

Front Entrance
With UPVC front door with inset frosted double glazed panels and window to side, opening to reception hall.

Reception Hall 10'7 x 6'2 (max points)
With large (4'2 x 2'9) walk-in cloaks cupboard with UPVC frosted double glazed window, coved ceiling, radiator.

Shower/Utility Room 6'8 x 5'9
With UPVC frosted double glazed window, utility area with fitted worktop, space and plumbing for washing machine under and wall light over, wall-hung wash hand basin, WC, fully tiled shower cubicle with Mira shower, tile effect laminate flooring, part-tiled walls, radiator.

Bedroom 11'5 x 10'
With front aspect UPVC double glazed window, coved ceiling, radiator.

Open Plan Lounge/Diner 18'6 x 17'7 (max points)
With large rear aspect UPVC double glazed window and sliding door to conservatory, stairs to first floor with understairs store cupboard, large UPVC frosted double glazed window over half-landing, heating thermostat, coved ceiling, two radiators, open doorway through to kitchen.

Kitchen 9'8 x 9'3
With rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door, range of light wood effect fitted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, four ring gas hob, fitted high level double gas oven, heating control panel, space for fridge/freezer, space and plumbing for dishwasher, coved ceiling, tile effect laminate flooring.

Conservatory 10' x 9'10
With UPVC double glazed full length windows and door to garden, pitched polycarbonate roof, wood effect laminate flooring.

First Floor:

Landing
With loft hatch, built-in airing cupboard housing hot water cylinder with fitted shelving over, coved ceiling, door to large eaves storage area over half-landing with wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler.

Bedroom 13' x 11'4
With front aspect UPVC double glazed dormer window, coved ceiling, eaves storage access, radiator.

Bedroom 11'4 x 11'4
With rear aspect UPVC double glazed dormer window looking onto waterway, recessed built-in wardrobe with hanging rail and shelf over, coved ceiling, radiator.

Bathroom 7'10 x 5'10
With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, WC, pedestal wash hand basin, wood effect laminate flooring, part-tiled walls, radiator.

Outside:
To the front of the property is a paved patio area, a wall light by the front entrance and a driveway to the side accessing the garage and carport and providing off-road parking for up to three cars. A side gate opens through to the rear garden which is mostly laid to lawn, with shrub borders and trees. A back gate opens to steps down to a paved terrace overlooking the waterway.

Garage 16'2 x 8'2
With up and over door, UPVC frosted double glazed window to rear, personal door to side opening to garden, power and light.



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





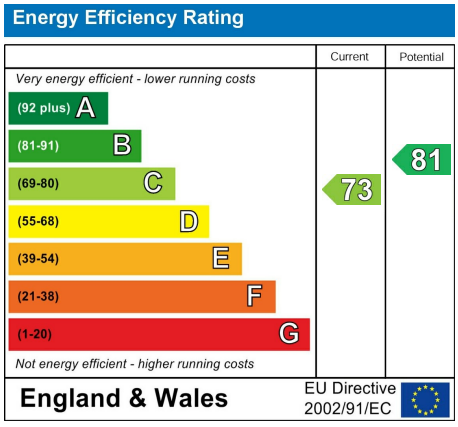
Ground Floor
Approx. 65.6 sq. metres (705.9 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)



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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.