

Lyndhurst Road

Dymchurch Romney Marsh TN29 0TE

- Detached Family Home
- Spacious Living Room
- Garden Room To Rear
- Large Rear Garden With Outbuildings
- Close To High Street & Seafront
- Four Bedrooms & Shower Room
- Kitchen & Dining Room
- Some Updating Required
- Double Garage & Driveway
- No Onward Chain

Guide Price £325,000 Freehold













GUIDE PRICE £325,000 - £350,000
Mapps Estates are delighted to bring to the market this detached four bedroom family home set in a tucked away cul de sac location within level walking distance of the village centre and seafront. The ground floor accommodation comprises a front porch and entrance hall, a spacious 'L' shaped living room, a separate dining room leading through to a fitted kitchen, and a useful rear garden room, while upstairs you will find the four bedrooms and a shower room. The property enjoys a large rear garden with numerous outbuildings, as well as a large double garage and off-road parking for two cars. Being sold with no onward chain, an early viewing comes highly recommended.

Located in a popular residential area in the heart of Dymchurch, and within easy walking distance of local amenities and the sandy beach. The village centre has a small selection of local shops together with a Tesco mini-store, primary schooling, a doctors' surgery and a Village Hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London St Pancras are available from Folkestone West (approximately 50 minutes travelling time) and Ashford International (approximately 40 minutes' travelling time).

Ground Floor:

Front Porch
Front door with inset double glazed panels and frosted windows to sides, internal frosted glazed panel door opening to entrance hall with frosted windows to sides.

Entrance Hall 11'8 x 5'8
With stairs to first floor and understairs store cupboard, part-wood panelling to walls, coved ceiling, radiator, doors to living and dining rooms.

Living Room 22'4 x 14'3 (max points)
With front aspect bay window with double glazed windows, rear aspect double glazed window looking onto patio and garden, feature fireplace, arched recess with fitted mirror, coved ceiling, two radiators.

Dining Room 11'8 x 9'5
With front and side aspect double glazed windows, cupboard housing electric meter and fuse box, coved ceiling, two radiators, archway through to kitchen.

Kitchen 9'4 x 8'7
With side aspect double glazed window, range of fitted wooden store cupboards and drawers, rolltop work surfaces with matching splashbacks, inset stainless steel sink/drainer with mixer tap over, electric cooker with extractor canopy over, glazed panel door opening to garden room.

Garden Room 10'2 x 8'9
With rear and side aspect UPVC double glazed windows, UPVC double glazed back door opening to patio and rear garden, power and light, plumbing for washing machine, quarry tiled floor, large walk-in store cupboard (3'6 x 3') housing wall-mounted Alpha gas-fired combination boiler.

First Floor:

Landing
With loft hatch, shelved linen cupboard, shelved airing cupboard with electric chrome effect heated towel rail, coved ceiling, radiator.

Bedroom 11'9 x 9'5
With front aspect double glazed dormer window, radiator.

Bedroom 10'6 x 8'1
With front aspect double glazed dormer window, radiator.

Bedroom 9'4 x 8'7
With side aspect double glazed window, radiator.

Bedroom 9'9 x 8'2
With side and rear aspect double glazed windows, coved ceiling, radiator.

Shower Room 5'7 x 5'6
With frosted double glazed dormer window, shower cubicle with Triton electric shower, pedestal wash hand basin, WC, large fitted mirror, fully tiled walls, wall-mounted fan heater, coved ceiling.

Outside:
To the front of the property is a walled garden area laid to pea shingle, with hedging, a path to the front entrance, and a gated side pathway leading through to the rear garden. There is also a tarmac driveway for two cars in front of the double garage. The large rear garden enjoys a paved patio, and has been laid to lawn and mature shrub borders. There is an outside WC, a large three room outbuilding to one side, and further outbuildings to the rear.

Garage 24'8 x 16'3
With wooden double doors to front, fitted shelving, power and light, storeroom to rear corner with power and light, back door opening to patio and rear garden.

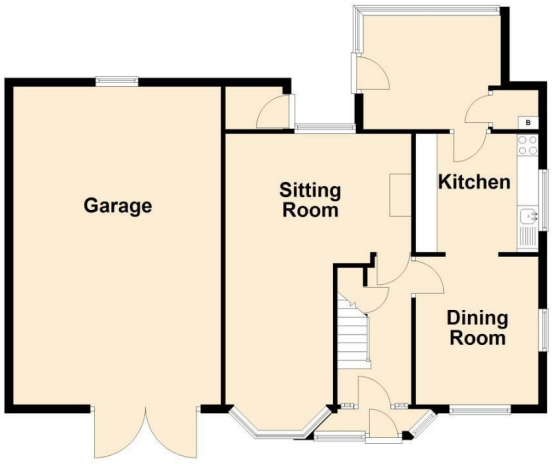


Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating D

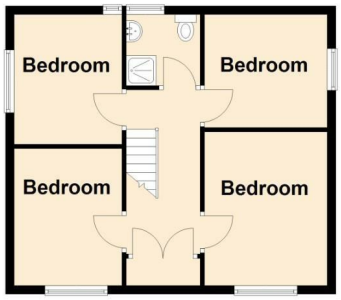




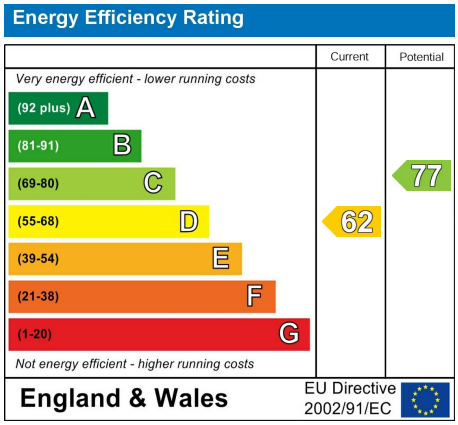
Ground Floor
Approx. 96.1 sq. metres (1034.5 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.8 sq. feet)



Total area: approx. 142.4 sq. metres (1533.2 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.