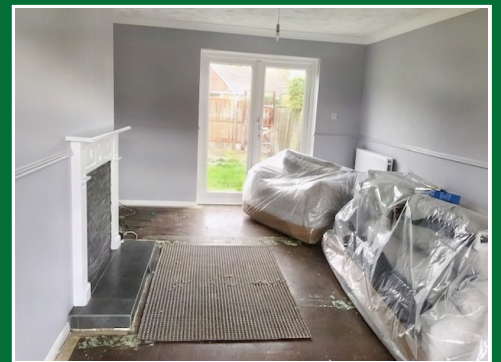




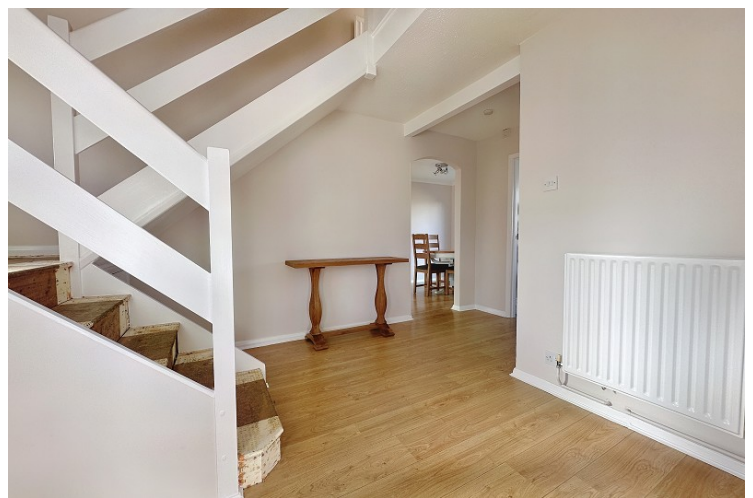
35 Green Meadows, Dymchurch, Romney Marsh, Kent. TN29 0JS

Guide Price **£375,000**



- Detached residence
- Two bedrooms
- Front and rear gardens
- Garage and parking for multiple cars
- Early viewing recommended

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated on this popular, quiet residential development to the eastern side of Dymchurch and within easy walking distance of the sea wall and Dymchurch's sandy beaches. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, Primary Schooling, Doctors' Surgery and Village Hall. Hythe offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores, with doctors' surgeries, dentists and library also being close by. 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 St Pancras, London are available from Folkestone West (approximately fifty minutes travelling time) and Ashford International (approximately forty minutes travelling time).

A well presented two bedroom detached residence which has recently been redecorated throughout comprising of a spacious entrance hall, living room, dining room, kitchen and modern fitted bathroom to the ground floor with main bedroom with modern fitted en-suite and a further second double bedroom to the first floor. In addition, there is the advantage of a garage, front and rear gardens and driveway with parking for multiple cars. An early viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

with wood effect laminate flooring, radiator, built in cupboard, understairs cupboard, feature circular double glazed frosted window

LIVING ROOM

with two radiators, UPVC double glazed window overlooking front, feature fireplace with wood surround and tiled hearth, UPVC double glazed French doors leading to rear garden

DINING ROOM

with wood effect laminate flooring, radiator, UPVC double glazed French doors leading to rear garden, archway leading into

KITCHEN

with wood effect laminate flooring, a mixture of high and low level kitchen cabinets, wood effect laminate worktops, space and plumbing for washing machine, space and plumbing for dishwasher, localised tiling, two bowl stainless steel sink with mixer taps over, UPVC double glazed windows overlooking front, four ring gas hob with extractor fans over, integrated fan assisted oven, space for freestanding under counter appliance

MODERN BATHROOM

with wood effect vinyl flooring, WC incorporated into modern grey storage cabinet with basin to side, P shaped bath with panelled front, glass shower screen, rainfall shower and separate hand attachment, modern grey powder coated towel radiator



FIRST FLOOR

LANDING

with radiator, loft hatch

BEDROOM 1

with UPVC double glazed window overlooking front, radiator, cupboard housing gas fired combination boiler with shelving

EN-SUITE

with wood effect vinyl flooring, WC, hand basin with modern storage cabinet under and mixer taps over, UPVC double glazed frosted window, mirror with built in led, stone effect acrylic wall panelled, shower cubicle with aqualisa electric shower over

BEDROOM 2

with UPVC double glazed window to side, radiator, access to eaves storage



OUTSIDE

The property enjoys a good sized rear garden with patio seating area to the rear with the rest mainly being laid to lawn with modern storage shed in the corner. There is side access with a door accessing the garage with gate to side accessing the front, to the front you have a driveway with parking for multiple cars, purpose built wooden storage cupboard and an area of lawn to the side with a selection of planting and bushes.

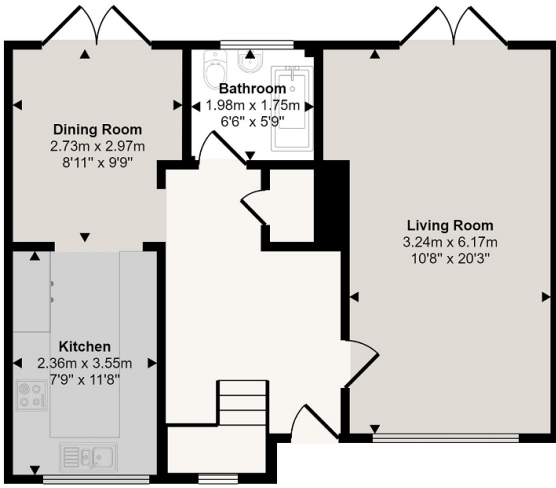
Tenure - Freehold

Council tax - Band C

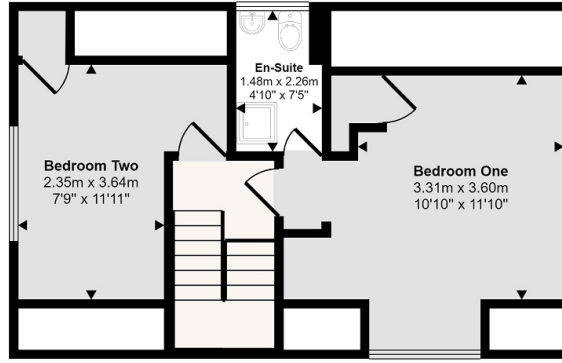
Local Authority - Folkestone & Hythe District Council



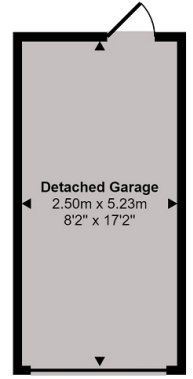
Approx Gross Internal Area
116 sq m / 1252 sq ft



Ground Floor
Approx 56 sq m / 600 sq ft



First Floor
Approx 48 sq m / 512 sq ft



Garage
Approx 13 sq m / 141 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.