



Denham Close

Dymchurch Romney Marsh TN29 0TU

- Extended Semi-Detached Bungalow
 - Open Plan Living Space
 - Shower Room
 - Front Driveway
 - Refurbishment Required
- Four Bedrooms
- Kitchen/Breakfast Room
- Rear Garden
- Garage & Off-Road Parking
- Close To Seafront

Asking Price £300,000 Freehold





Mapps Estates are pleased to bring to the market this extended, semi-detached four bedroom bungalow set in a cul de sac location on this popular residential development within a short walk of the seafront. The accommodation comprises a front porch and reception hall, four bedrooms, a shower room, and an open plan lounge area and kitchen/breakfast room. There is ample off road parking to the front for three/four cars, as well as a garage and a rear garden with a useful outbuilding. Please be advised, the property does now require updating - an early viewing comes highly recommended.

Located on this popular residential development on the Dymchurch/Hythe border and within easy access of the sandy beaches of Dymchurch. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe and the village of Dymchurch, which also offers a small selection of local shops and a Tesco mini-store. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

Front Entrance Porch 5'9 x 3'3

With UPVC front door with frosted double glazed panels, side aspect UPVC double glazed window, internal half-glazed door opening to reception hall.

Reception Hall 14'1 x 4'3

With loft hatch, coved ceiling, radiator.

Bedroom 13'4 x 11'11

With front and side aspect UPVC double glazed windows, coved ceiling, radiator.

Bedroom 10'6 x 8'5

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

Bedroom 9'10 x 8'5

With Velux window, store cupboard housing wall-mounted gas-fired boiler, consumer unit, and gas and electric meters, coved ceiling, radiator.

Shower Room 6'3 x 5'9

With skylight window, shower cubicle with sliding screen and Triton electric shower, pedestal wash hand basin, WC, fully tiled walls and floor, radiator.

Hallway

With built-in airing cupboard housing how water cylinder, heating thermostat, opening through to open plan lounge area, door to bedroom.

Bedroom 10'1 x 7'9

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

Open Plan Living Space 24'8 x 12'1

Comprising:

Lounge Area

With rear aspect UPVC double glazed window and French doors opening to patio and rear garden, coved ceiling, radiator, opening through to kitchen/breakfast room.

Kitchen/Breakfast Room

With rear aspect UPVC double glazed window looking onto garden, fitted kitchen comprising a range of white gloss finish store cupboards and drawers, square edged worktop and breakfast bar

with matching upstands, inset resin sink/drainer with mixer tap over, four ring gas hob with splashback and extractor canopy over and electric oven under, space for American style fridge/freezer, space and plumbing for washing machine and tumble dryer, coved ceiling, tile effect vinyl flooring.

Outside:

The front of the property is laid to brick block and crazy paving, providing off road parking for up to four cars and access to the garage. The rear garden is laid mostly to lawn and bordered by evergreen trees and shrubs. There is a paved patio with an outside tap, a side door to the garage, and a timber outbuilding (measuring 8'5 x 7'4 internally, with power and light).

Garage

With up and over door, rear window, side door opening to rear garden, power and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		84
(55-68) D	69	
(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.