



**Guide Price**  
**£295,000**

**Freehold**

3x  1x  1x 

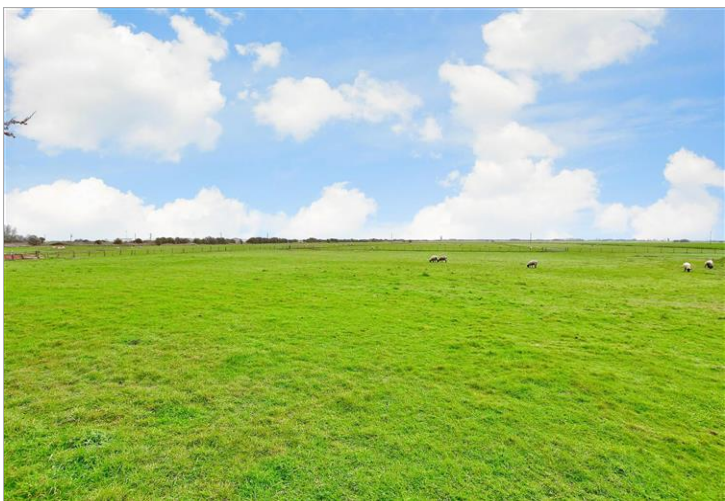
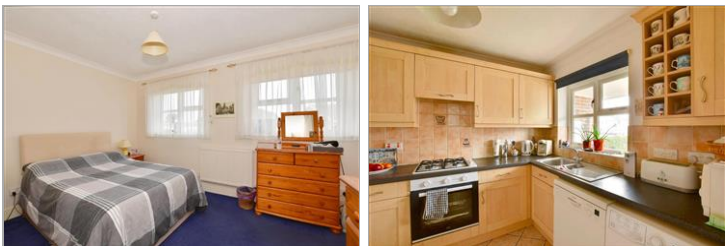
**The Beeches, Harden  
Road, Lydd, Romney  
Marsh, Kent, TN29**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Exceptional countryside views to the rear**
- **Low maintenance garden abutting farmland**
- **Good sized lounge/diner**
- **Downstairs cloakroom, modern kitchen and bathroom**
- **Short drive to New Romney town centre**

## Accommodation

### GROUND FLOOR

Porch  
 Entrance Hall  
 Lounge/Diner: 17'7 (5.36m) x 15'3 (4.65m) narrowing to 12'0 (3.66m)  
 Kitchen: 9'5 x 8'6 (2.87m x 2.59m)  
 Cloakroom

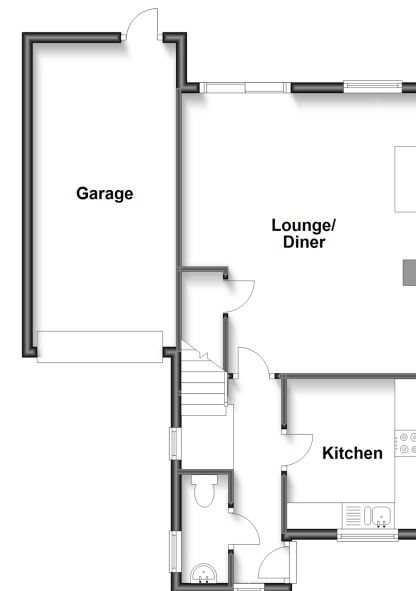
### FIRST FLOOR

Landing  
 Bedroom 1: 11'11 x 9'9 (3.63m x 2.97m)  
 Bedroom 2: 10'9 x 8'4 (3.28m x 2.54m)  
 Bedroom 3: 10'9 x 8'4 (3.28m x 2.54m)  
 Bathroom

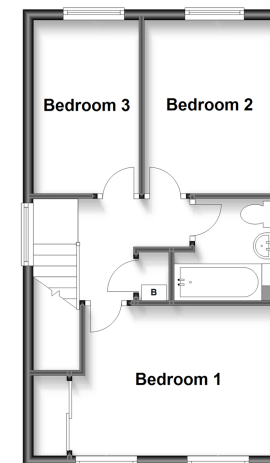
### OUTSIDE

Off Road Parking  
 Front & Rear Gardens

**Ground Floor**  
 Approx. 56.5 sq. metres (608.7 sq. feet)



**First Floor**  
 Approx. 38.1 sq. metres (410.2 sq. feet)



**Call New Romney - 01797 363745 ■ [wardsofkennt.co.uk](http://wardsofkennt.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.

