



Brooks Way, Lydd

Romney Marsh

£265,000



## 40 Brooks Way

Lydd, Romney Marsh

Charming 3-bed semi in sought-after Lydd Town. Light-filled living room, galley kitchen, master with built-ins. Peaceful garden, close to schools & shops. Viewing recommended!  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom
- Semi Detached Home
- Close to Local School
- Private Garden
- Large Living Room
- Utility Area



**Entrance Hall**

**Living Room**  
11' 5" x 18' 11" (3.48m x 5.77m)

**Kitchen**  
8' 10" x 11' 7" (2.70m x 3.52m)

**Utility Room**

**Landing**

**Bedroom**  
10' 3" x 13' 0" (3.12m x 3.95m)

**Bedroom**  
10' 4" x 5' 10" (3.16m x 1.78m)

**Bedroom**  
9' 11" x 6' 0" (3.03m x 1.82m)

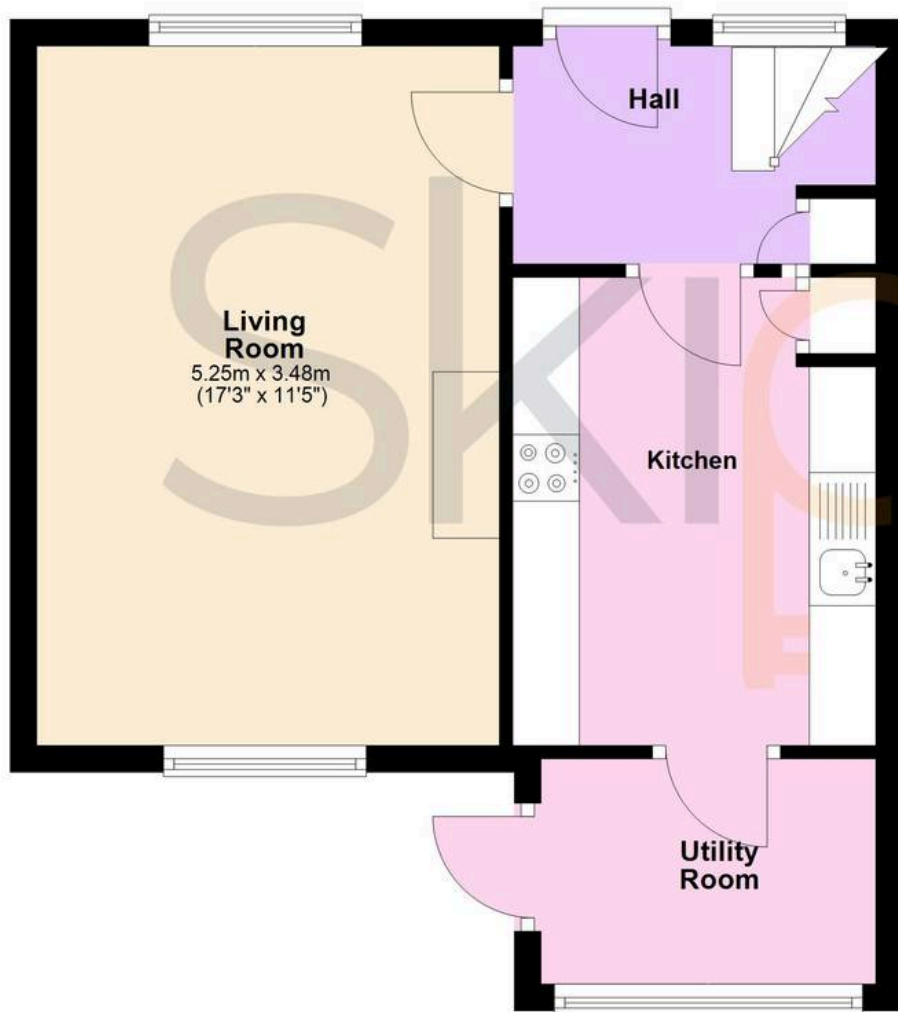
**Bathroom**

**Wc**



## Ground Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 74.1 sq. metres (797.4 sq. feet)



## Skippers Estate Agents - New Romney

55 High Street - TN28 8AH

01797 362898

[newromney@skippers-ea.co.uk](mailto:newromney@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)

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