



6 St Johns Close, Densole, Folkestone, Kent, CT18 7DP

Guide Price £399,950

EPC RATING:

Great Home  
And  
Location

A delightful well maintained three bedroom home set in a popular quiet cul de sac and on a corner plot. Accommodation comprises: Ground floor - Entrance porch with glazed door to the spacious and welcoming hallway, feature glazed and panel wall and door to the sitting room with picture window to the front attractive fireplace with log burner. Wide walk through opening to the dining room with glazed sliding patio doors to the rear garden, modern kitchen with door to the large utility room/office with useful storage cupboards, cloakroom/WC. First floor - Spacious landing, bedroom one with built in wardrobe cupboard, bedroom two with wash hand basin set in vanity unit and built in wardrobe cupboard, bedroom three with built in cupboard, stylish modern shower room/WC. Outside: To the front of the property there is a paved driveway providing access to the attached garage with electric door and pedestrian access door to the utility room/office. The pretty rear garden is laid to lawn with well stocked border beds. No Chain! EPC Rating: TBC



Approximate Gross Internal Area (Including Low Ceiling) = 123 sq m / 1324 sq ft  
Garage = 17 sq m / 178 sq ft

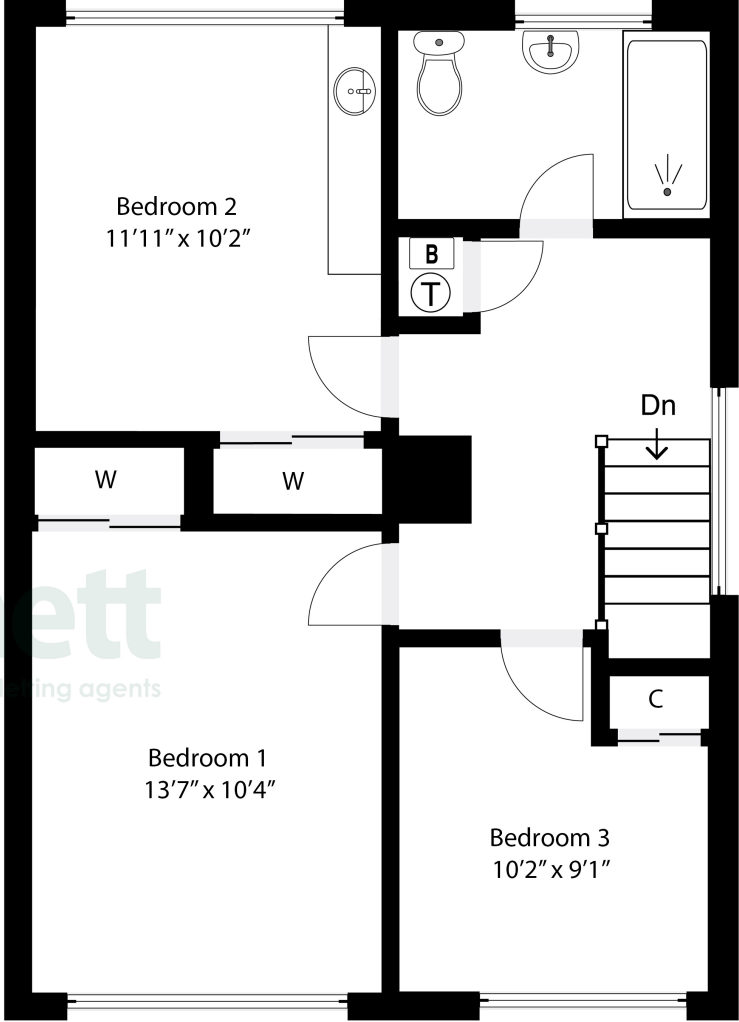
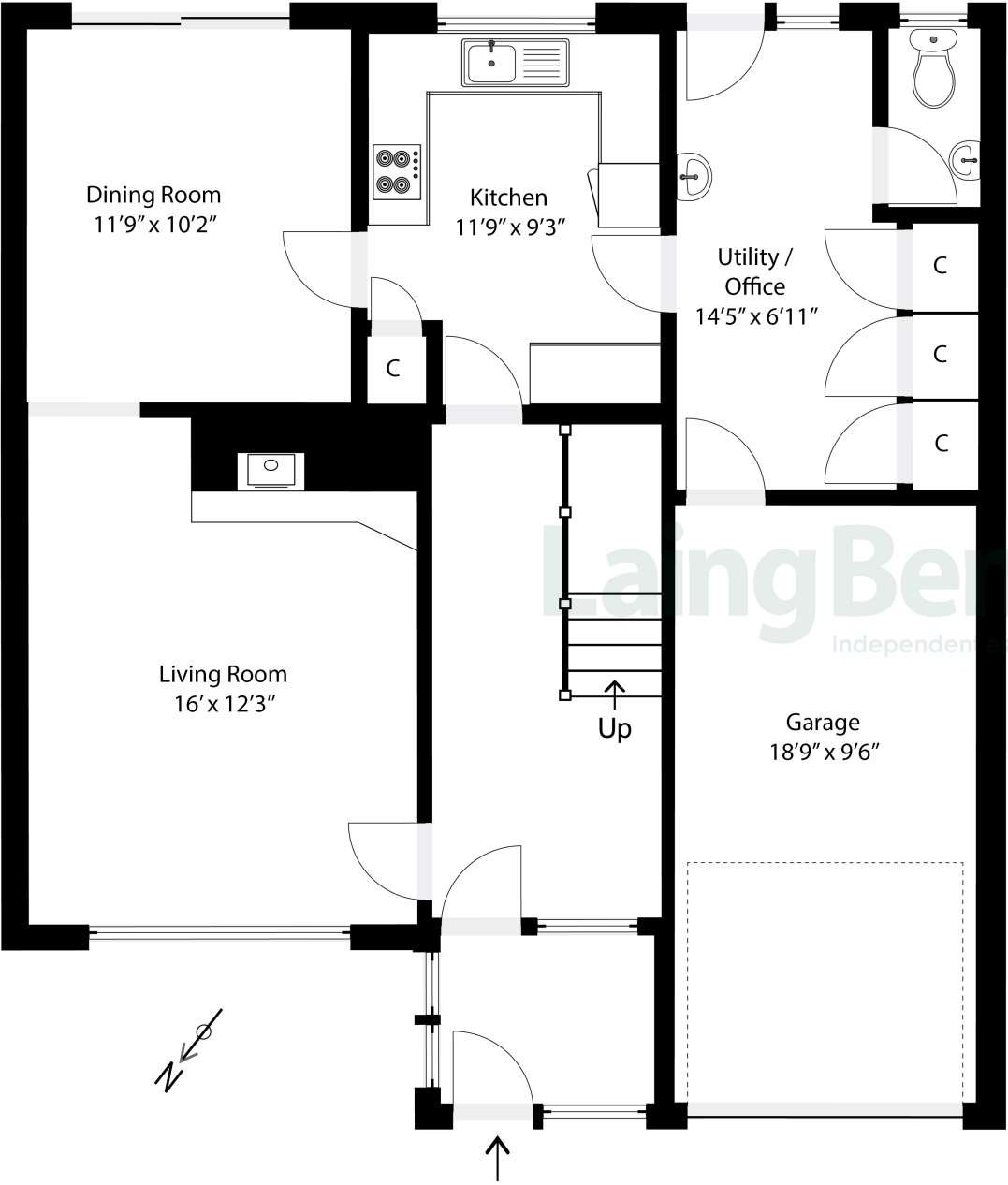


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is situated on a quiet 'cul de sac' in Densole just a short walk to the village shop/post office and village pub. Close to the Town of Hawkinge with amenities including; Tesco Express, Lidl supermarket, doctors surgery, primary school, pubs and takeaway outlets, community centre and a variety of other shops in the main street. There are good transport links by bus to Canterbury and Folkestone and at Folkestone Central Station High Speed train services to London. Good access to M20 and Channel Tunnel.

## The accommodation comprises

### Ground floor

### Entrance porch

### Entrance hall

### Living room

16' 0" x 12' 3" (4.88m x 3.73m)

### Dining room

11' 9" x 10' 2" (3.58m x 3.10m)

### Kitchen

11' 9" x 9' 3" (3.58m x 2.82m)

### Utility/office

14' 5" x 6' 11" (4.39m x 2.11m)

### Cloakroom/WC

### First floor

### Landing

### Bedroom one

13' 7" x 10' 4" (4.14m x 3.15m)





## Bedroom two

11' 11" x 10' 2" (3.63m x 3.10m)

## Bedroom three

10' 2" x 9' 1" (3.10m x 2.77m)

## Shower room/WC

## Outside

## Garage and driveway

To the front of the property there is a paved driveway to the front providing access to the attached garage with pedestrian access door to the utility room/office

## Pretty front and rear garden

Front garden and side access gate to rear garden. Garden shed, log store and coal bunker to remain

## Heating

Gas









## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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