



14 Tolsford Close, Etchinghill, Folkestone, Kent, CT18 8BU

EPC Rating = D

Guide Price £390,000





This beautifully presented and thoughtfully designed two-bedroom bungalow offers a bright and spacious living environment. The accommodation features a welcoming reception hall leading to an open-plan living, dining, and a newly fitted kitchen, perfect for modern living. The property also includes a convenient utility room and two double bedrooms, one of which has French doors opening to the garden. A stunning newly fitted shower room adds a touch of luxury. Outside, the bungalow has a front garden and an enclosed rear garden with decking, mature borders and a lawn. There is also a garage, accessed via a driveway which provides off-road parking. EPC RATING = D

**Guide Price £390,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 1

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** D

**Council Tax** Band D

Folkestone & Hythe



## Situation

This property is located in the village of Etchinghill in a sought after cul de sac. Amenities on offer include; golf course, popular public house 'The Gatekeeper', village hall and bus stops with regular services to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including; primary school, post office, doctor surgeries and a variety of shops. At the nearby town of Folkestone there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

## The accommodation comprises Entrance hall

### Living/dining room

15' 0" x 11' 10" (4.57m x 3.61m)

### Kitchen area

10' 3" x 9' 10" (3.12m x 3.00m)

### Utility room

6' 9" x 5' 3" (2.06m x 1.60m)



## Bedroom one

12' 11" x 10' 1" (3.94m x 3.07m)

## Bedroom two

10' 0" x 9' 11" (3.05m x 3.02m)

## WC/Shower room

## Outside

Front garden

Driveway

## Garage

17' 0" x 8' 6" (5.18m x 2.59m)

Rear garden







Approximate Gross Internal Area (Including Low Ceiling) = 64 sq m / 688 sq ft  
 Garage = 13 sq m / 145 sq ft

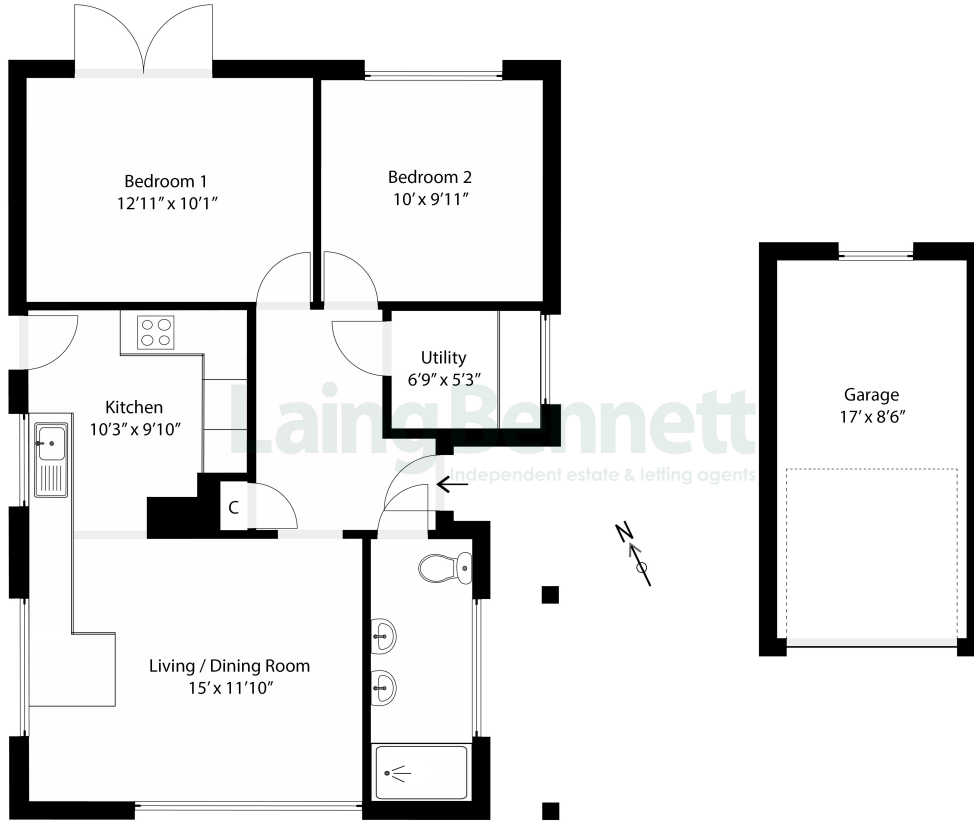


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

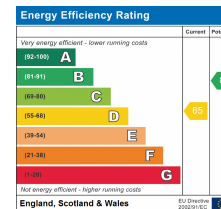
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