

## **15 Langdon Road**

Folkestone  
CT19 4HX

**£350,000** FREEHOLD

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this superb three bedroom mid terraced house situated in the sought after location of Langdon Road in Cheriton. This period property offers a lounge/diner, breakfast area/sun room, kitchen, family bathroom/wet-room and three bedrooms. Additional benefits include a large south facing rear garden, double garage to the rear with additional shed/office space, block paved frontage, double glazing, gas central heating and is being sold chain free. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



## Porch

## Entrance hall

## Lounge

15' 2" x 10' 11" (4.62m x 3.33m)

## Dining Room

11' 1" x 9' 0" (3.38m x 2.74m)

## Sun Room/Breakfast Room

9' 11" x 8' 0" (3.02m x 2.44m)

## Kitchen

18' 1" x 6' 9" (5.51m x 2.06m)

## First Floor landing

## Bedroom One

15' 3" x 9' 11" (4.65m x 3.02m)

## Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

## Bedroom Three

8' 8" x 6' 0" (2.64m x 1.83m)

## Bathroom

9' 5" x 6' 9" (2.87m x 2.06m)

## Private rear garden

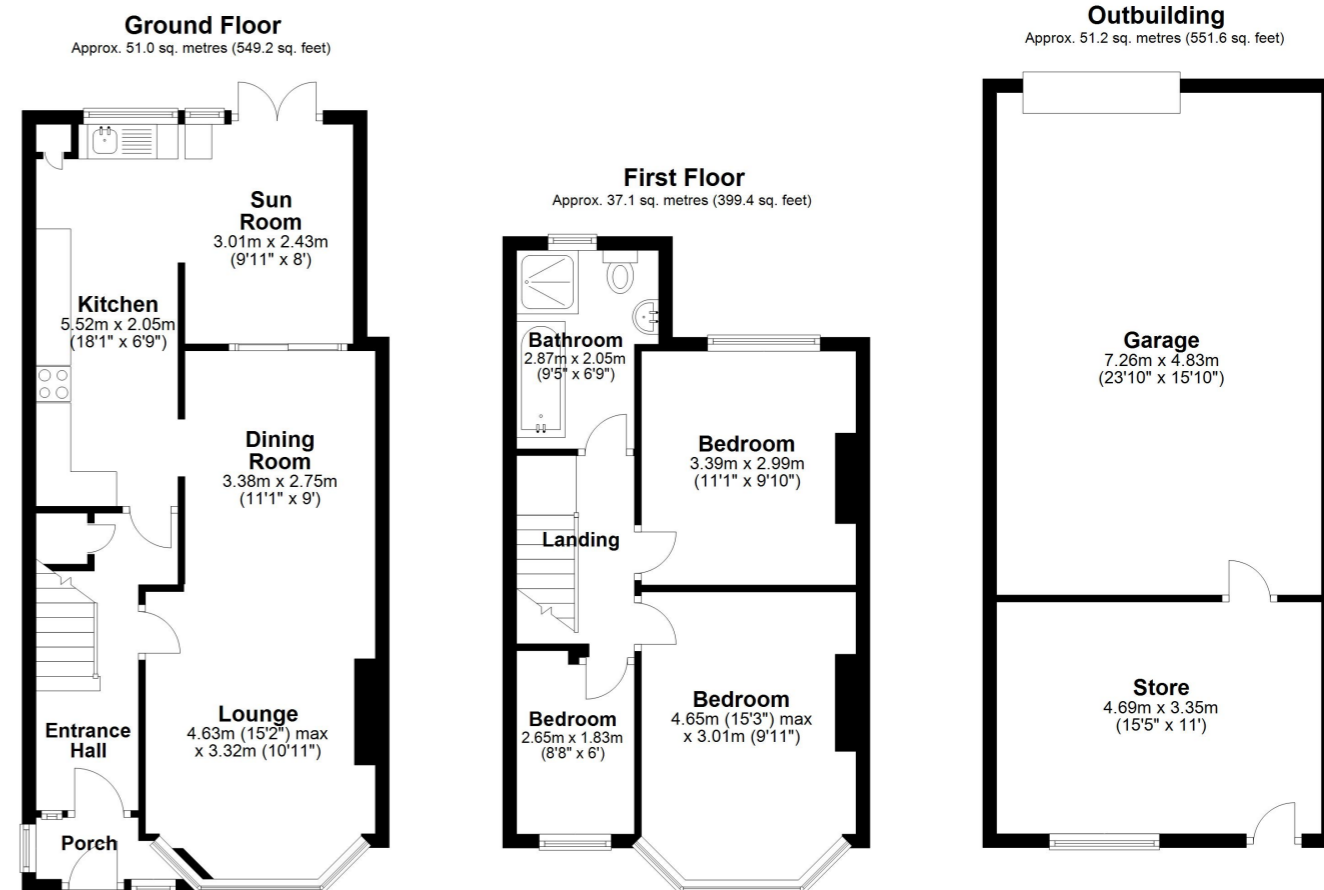
A spacious garden with a large patio directly off the property. Access to the garage and workshop to the rear.

## Garage

23' 10" x 15' 10" (7.26m x 4.83m) A substantial garage with a metal up and over door.

## Workshop

15' 5" x 11' 0" (4.70m x 3.35m) A double glazed window to the front, doors to the garden and garage with light and power supplied.



Total area: approx. 139.4 sq. metres (1500.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

