

## **36 Cornwallis Avenue**

Folkestone

CT19 5JW

**£600,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this stunning four bedroom detached home that is ideally located for Folkestone Central Train Station and local Schools. The property has been tastefully extended by the current owners and offers a large accommodation comprising lounge, kitchen/dining room, home office/study, second reception room, ground floor shower room, utility room, four bedrooms and family bathroom. Additional benefits include a garage, off road parking, private rear garden and double glazing and gas central heating. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Lounge**

15' 9" x 11' 10" (4.80m x 3.61m)

**Kitchen/Diner**

21' 1" x 20' 3" (6.43m x 6.17m)

**Reception 2**

11' 10" x 8' 11" (3.61m x 2.72m)

**Study/Home Office**

16' 10" x 9' 0" (5.13m x 2.74m)

**Utility Room**

9' 11" x 9' 1" (3.02m x 2.77m)

**Shower Room**

6' 2" x 5' 5" (1.88m x 1.65m)

**First Floor Landing**

**Bedroom One**

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

**Bedroom Two**

15' 7" x 9' 0" (4.75m x 2.74m)

**Bedroom Three**

11' 11" x 9' 0" (3.63m x 2.74m)

**Bedroom Four**

8' 11" x 8' 6" (2.72m x 2.59m)

**Bathroom**

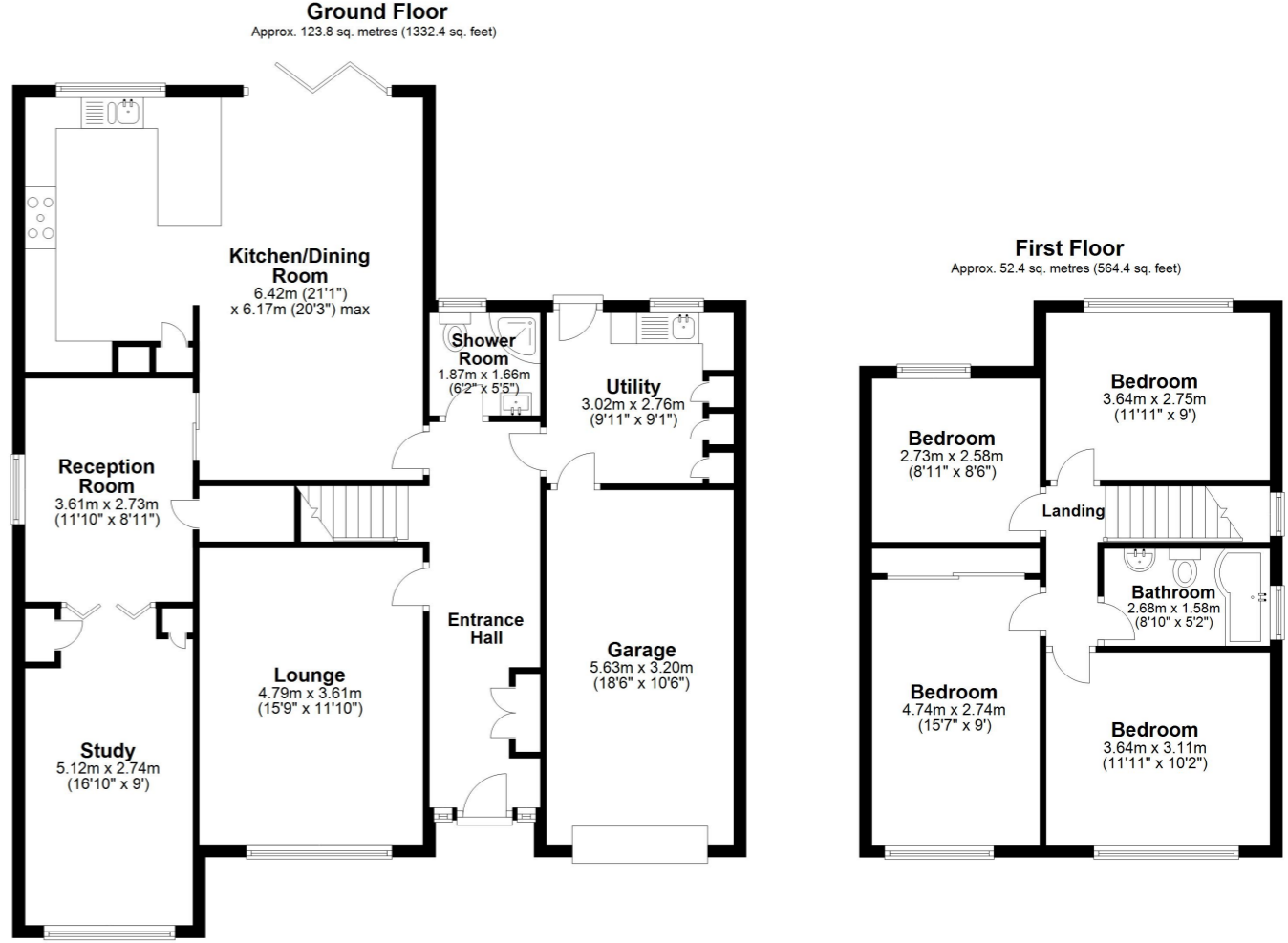
8' 10" x 5' 2" (2.69m x 1.57m)

**Garage 18**

18' 6" x 10' 6" (5.64m x 3.20m)

**Off Road Parking**

**Rear Garden**



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.

