# BURNAP +ABEL

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## 7  Cherry Garden Avenue

Folkestone
CT19 5LB

### £675,000  FREEHOLD

FOR SALE WITH BURNAP + ABEL....Burnap and Abel are delighted to introduce this five bedroom detached property located in the sort after location of Cherry Garden Avenue. just a couple of minutes walk from Folkestone West Train Station. The property is in our opinion in superb decorative order and offers a lounge, dining room, kitchen, family bathroom, conservatory and five bedrooms. Additional benefits include off road parking for multiple vehicles, garage and large rear garden with heated swimming pool. For your chance to view call sole agent Burnap + Abel now on 01303 258590.

This property is currently being used as two Maisonettes.

## Lounge
16' 11" x 16' 0" (5.16m x 4.88m)

## Dining Room
13' 10" x 13' 2" (4.22m x 4.01m)

## Kitchen
13' 0" x 10' 3" (3.96m x 3.12m)

## Conservatory
12' 10" x 10' 7" (3.91m x 3.23m)

## Bathroom
7' 2" x 6' 1" (2.18m x 1.85m)

## W.C

## Bedroom
9' 11" x 8' 3" (3.02m x 2.51m)

## Bedroom
13' 8" x 10' 8" (4.17m x 3.25m)

## Kitchen
9' " x 8' 8" (NaNm x 2.64m)

## Lounge
16' 11" x 14' 8" (5.16m x 4.47m)

## Bedroom
14' 1" x 12' 2" (4.29m x 3.71m)

## Bedroom
9' 9" x 9' 0" (2.97m x 2.74m)

## Bathroom
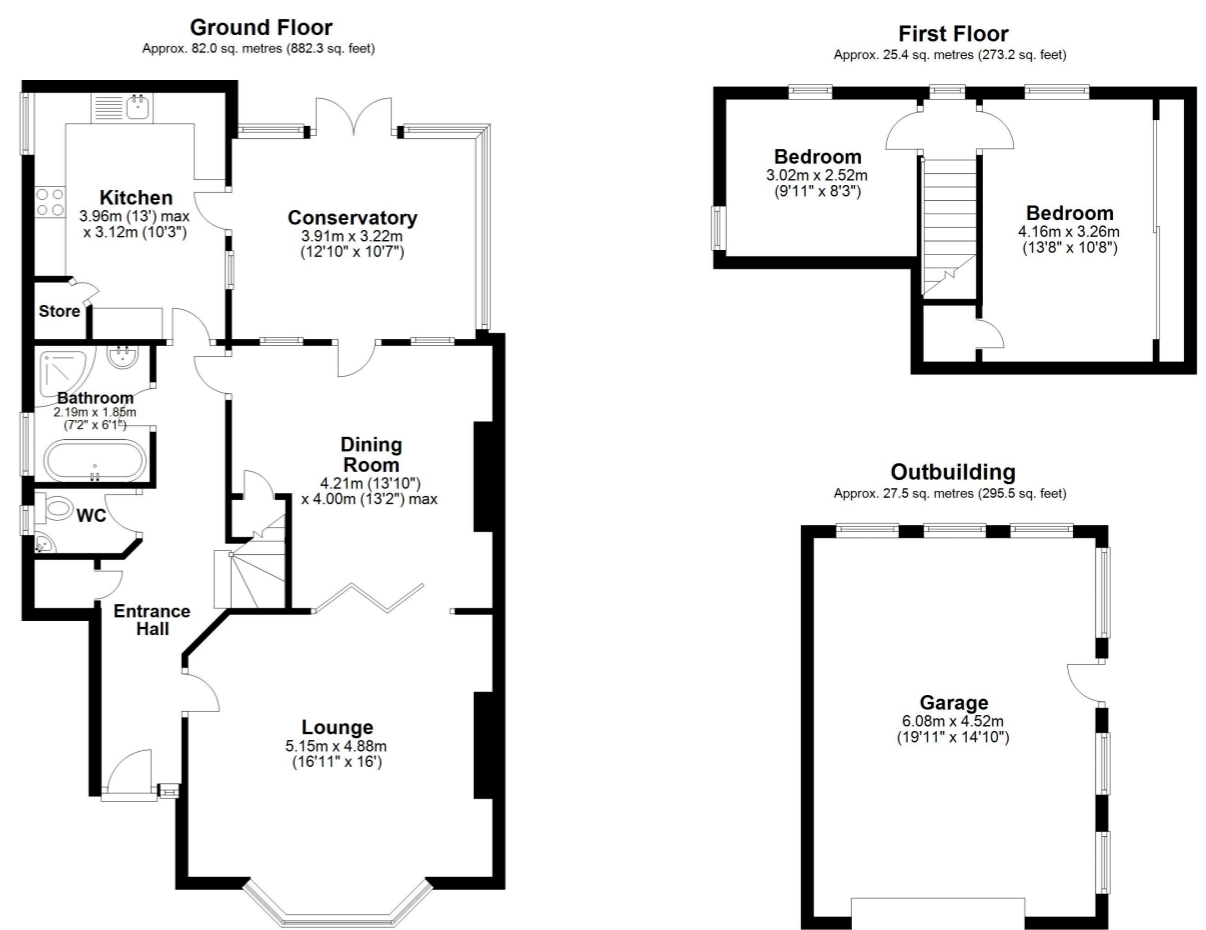9' 9" x 5' 8" (2.97m x 1.73m)

## Bedroom
13' 10" x 11' 11" (4.22m x 3.63m)

## Garden

## Garage
19' 11" x 14' 10" (6.07m x 4.52m)

## Driveway

**Ground Floor**
Approx. 82.0 sq. metres (882.3 sq. feet)

Kitchen
3.96m (13') max
x 3.12m (10'3")

Conservatory
3.91m x 3.22m
(12'10" x 10'7")

Store

Bathroom
2.19m x 1.85m
(7'2" x 6'1")

WC

Dining
Room
4.21m (13'10")
x 4.00m (13'2") max

Entrance
Hall

Lounge
5.15m x 4.88m
(16'11" x 16')

**First Floor**
Approx. 25.4 sq. metres (273.2 sq. feet)

Bedroom
3.02m x 2.52m
(9'11" x 8'3")

Bedroom
4.16m x 3.26m
(13'8" x 10'8")

**Outbuilding**
Approx. 27.5 sq. metres (295.5 sq. feet)

Garage
6.08m x 4.52m
(19'11" x 14'10")

Total area: approx. 134.8 sq. metres (1451.0 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.