

## 42 Cornwallis Avenue

Folkestone  
CT19 5JW

**£425,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning extended 4 bedroom detached house located on Cornwallis avenue in the desirable area of Folkestone. This property boasts a spacious lounge, study, kitchen, dining room, convenient ground floor W.C and a separate utility room, Upstairs you will find four well-appointed bedrooms, including a family bathroom. Outside, the property offers an integral garage, driveway for parking, and a beautiful garden – ideal for outdoor entertaining or simply relaxing in the sunshine. Situated in a sought-after location with no chain and currently vacant, this property presents an exciting opportunity to make it your own. Don't miss out on this fantastic chance to secure your dream home in Folkestone!





**Porch**

**Entrance Hall**

**Lounge**

15' 8" x 11' 10" (4.78m x 3.61m)

**Dining Room**

12' 7" x 10' 11" (3.84m x 3.33m)

**Study**

12' 7" x 10' 11" (3.84m x 3.33m)

**Kitchen**

11' 10" x 8' 10" (3.61m x 2.69m)

**Utility**

8' 11" x 4' 2" (2.72m x 1.27m)

**W.C**

**Bedroom**

13' 5" x 8' 11" (4.09m x 2.72m)

**Bedroom**

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

**Bathroom**

8' 10" x 5' 5" (2.69m x 1.65m)

**Bedroom**

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

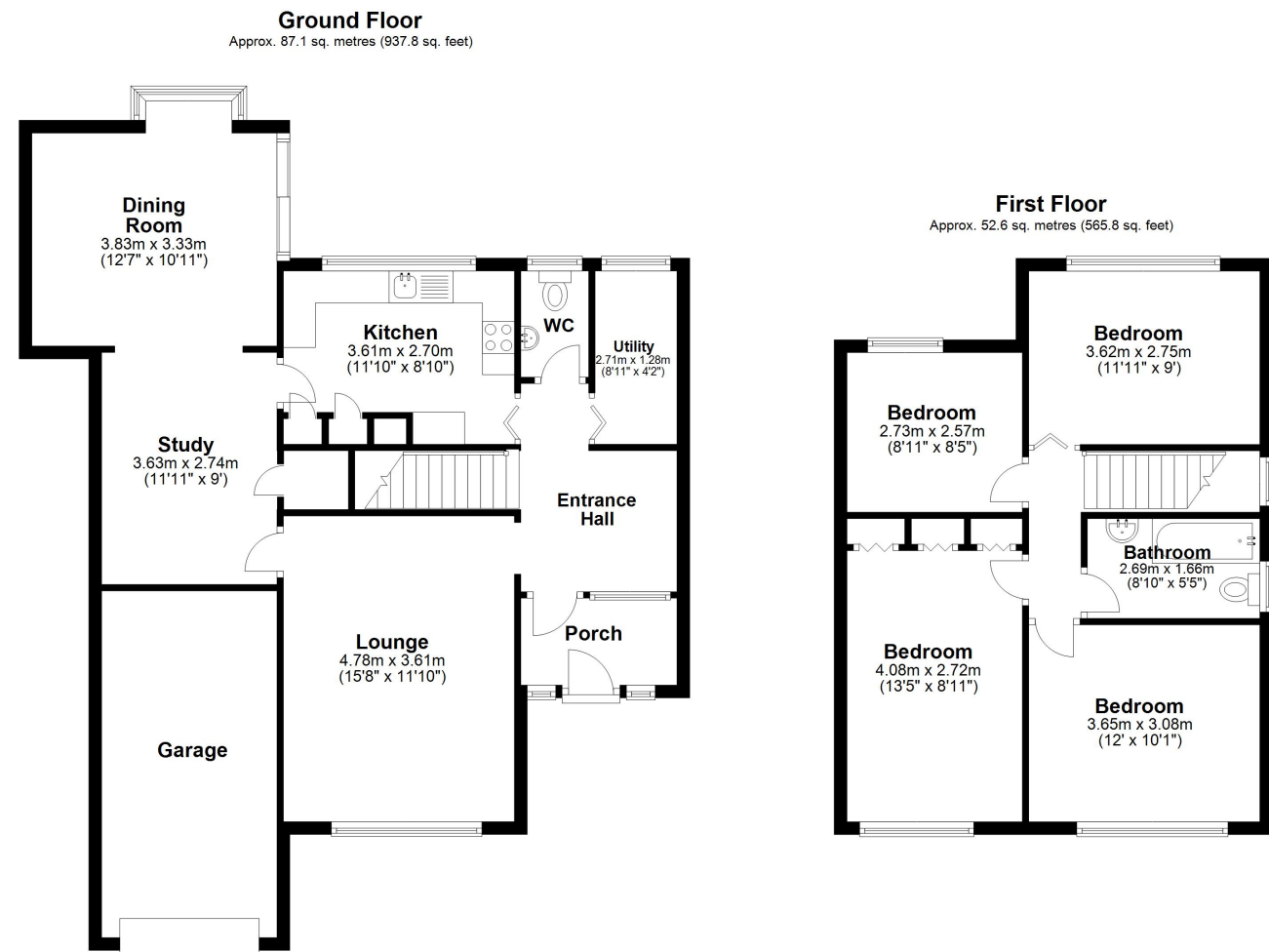
**Bedroom**

12' 0" x 10' 1" (3.66m x 3.07m)

**Garden**

**Garage**

**Driveway**



Total area: approx. 139.7 sq. metres (1503.6 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.

