



17 Langdon Road, Folkestone, Kent, CT19 4HX

Guide Price
£400,000

EPC RATING: D

Outbuilding
Garage &
Gym/Office

A beautifully presented home with a timeless feel throughout, situated in a great residential location close to Cheriton High Street. To the rear is a fantastic outbuilding with good sized garage space and Gym/Office/Family room. The accommodation comprises: Ground floor - Porch, entrance hall, living room, dining room and stylish kitchen. First floor - landing, bedroom two, bedroom three, office and bathroom. Second floor - bedroom one. Outside: frontage with driveway. Enclosed rear garden with large patio and well kept lawn with raised borders. A light and airy family home. EPC RATING = D



Approximate Gross Internal Area (Including Low Ceiling) = 108 sq m / 1166 sq ft
Outbuildings = 54 sq m / 586 sq ft

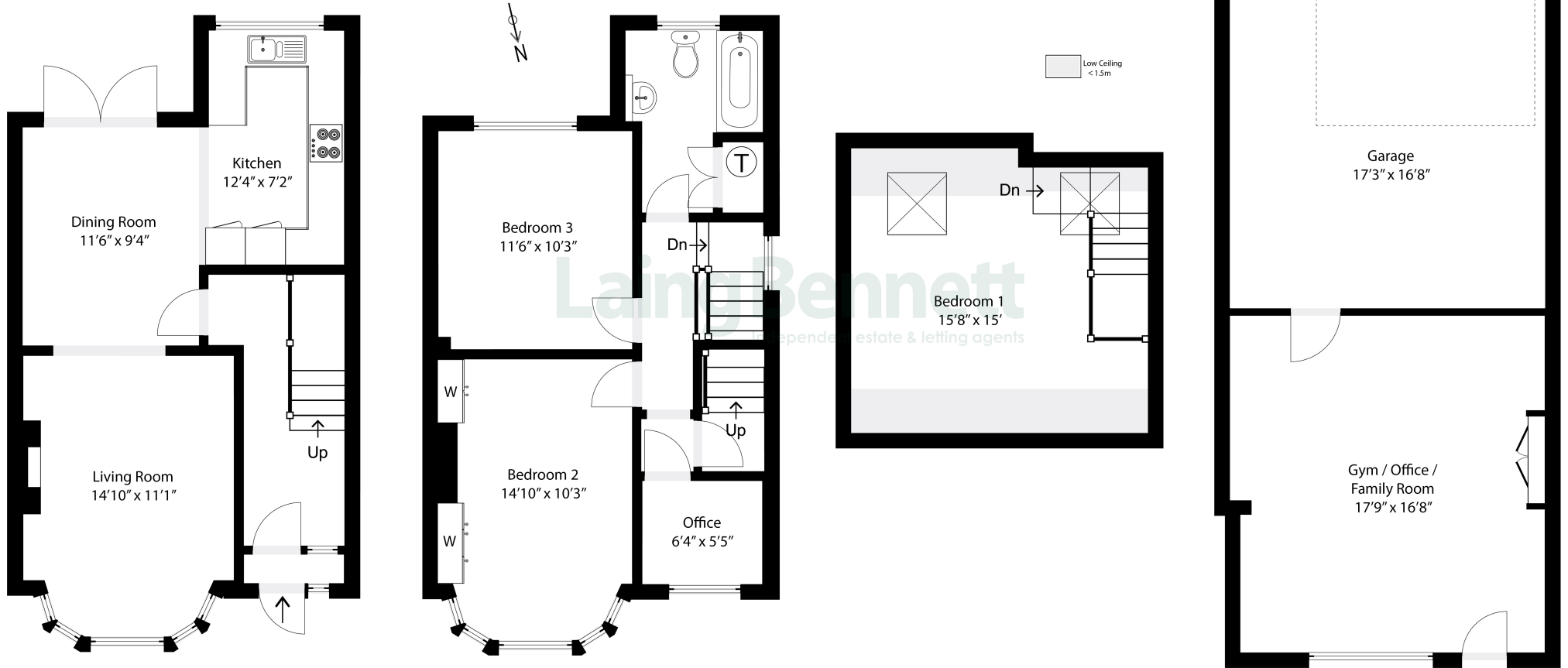


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is well located on 'Langdon Road' close to Cheriton High Street which offers an array of useful shops and places to eat. Local amenities include; large supermarkets, independent shops, library, Morehall Primary, secondary schools including The Academy and Harvey Grammar School. There is also a good amount of leisure facilities. The mainline railway station near by has a high speed service to London. This property is also within easy reach of the M20 motorway and Channel Tunnel. Approximately 1.5 miles to the East is the ever popular Port town of Folkestone which is the home of 'The Creative Quarter' boasting a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become an increasingly popular food, drink and entertainment destination for the town and its visitors. Ashford International and Eurostar (approximately 14.5 miles) with services to Paris and Brussels.

The accommodation comprises

Ground floor

Entrance porch

Entrance hall

Living room

14' 10" x 11' 1" (4.52m x 3.38m)

Dining room

11' 6" x 9' 4" (3.51m x 2.84m)

Kitchen

12' 4" x 7' 2" (3.76m x 2.18m)





First floor

Landing

Bedroom two

14' 10" x 10' 3" (4.52m x 3.12m)

Bedroom three

11' 6" x 10' 3" (3.51m x 3.12m)

Bathroom

Office

6' 4" x 5' 5" (1.93m x 1.65m)

Second floor

Bedroom one

15' 8" x 15' 0" (4.78m x 4.57m)

Outside

Frontage & driveway

Enclosed rear garden

Outbuilding

Garage

17' 3" x 16' 8" (5.26m x 5.08m)

Gym/Office/Family room

17' 9" x 16' 8" (5.41m x 5.08m)

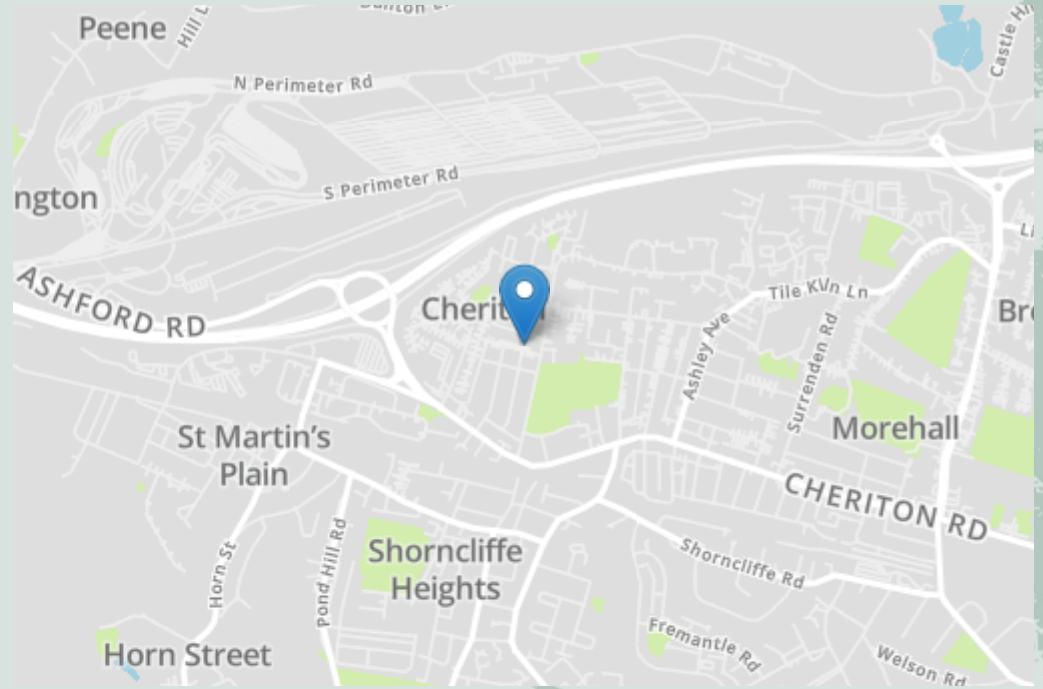
Heating

Gas









Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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