BURNAP + ABEL

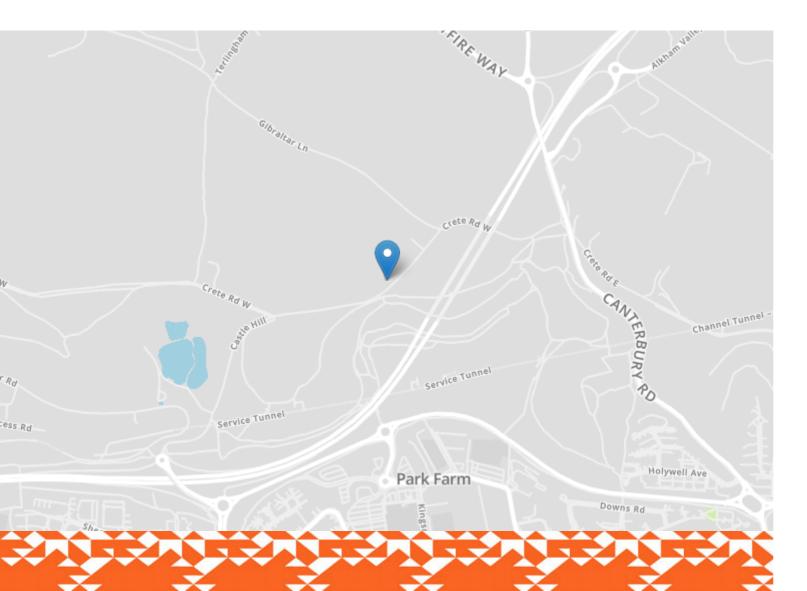**Burnap + Abel**
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Hillcroft Crete Road West

Folkestone
CT18 7AA

£850,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL… Welcome to this stunning 5/6 bedroom detached home situated in the sought after cliff top position of Crete Road West, Folkestone. Boasting over 2600 sq ft of space, this flexible property offers a perfect blend of luxury and comfort. Step inside to find a spacious open plan living area, ideal for entertaining guests or relaxing with family. With 4 bathrooms, there will never be a queue in the morning rush. The large rear garden provides ample space for outdoor activities and gardening enthusiasts. Parking will never be an issue with the convenience of parking for multiple vehicles and a garage included. Don't miss out on the opportunity to make this beautiful property your forever home. Contact sole agent Burnap + Abel today to schedule a viewing and experience all that Crete Road West has to offer!

Porch

Entrance Hall

Open Plan Lounge/Kitchen & Diner

25' 10" x 25' 2" (7.87m x 7.67m)

Utility Room

13' 0" x 6' 9" (3.96m x 2.06m)

Bedroom Three

15' 0" x 9' 8" (4.57m x 2.95m)

En-Suite

Bedroom Four

14' 11" x 12' 6" (4.55m x 3.81m) Currently used as
a snug/second reception room.

Bedroom Five

Study/Bedroom Six

12' 6" x 8' 7" (3.81m x 2.62m)

Study Two

9' 9" x 4' 0" (2.97m x 1.22m)

Family Bathroom

9' 9" x 7' 10" (2.97m x 2.39m)

First Floor Landing

Bedroom One

21' 5" x 14' 4" (6.53m x 4.37m)

Juliette Balcony

En-Suite

Dressing Room / Walk-In Wardrobes

Bedroom Two

16' 2" x 11' 9" (4.93m x 3.58m)

En-Suite

Off Road Parking

Garage

21' 6" x 10' 6" (6.55m x 3.20m)

Rear Garden

Ground Floor
Approx. 173.2 sq. metres (1864.5 sq. feet)

First Floor
Approx. 68.7 sq. metres (739.1 sq. feet)

Garage
6.56m x 3.20m
(21'6" x 10'6")

Open Plan Lounge, Kitchen & Dining Room
7.88m x 7.66m
(25'10" x 25'2")

Utility
3.96m x 2.06m
(13' x 6'9")

Bathroom
2.96m x 2.39m
(9'9" x 7'10")

Bedroom
3.80m x 2.98m
(12'6" x 9'9")

Study
2.96m x 1.23m
(9'9" x 4')

Study/Bedroom 6
3.80m x 2.62m
(12'6" x 8'7")

Hall

En-suite

Bedroom
4.55m (14'11")
x 3.81m (12'6") max

Porch

Bedroom
4.56m x 2.95m
(15' x 9'8")

Bedroom
6.53m (21'5") max
x 4.36m (14'4")

En-suite

Landing

Walk-in Wardrobe

En-suite

Bedroom
4.93m x 3.59m
(16'2" x 11'9")

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.