







An impressive three bedroom home displaying opulent yet contemporary features such as high ceilings, original decorative coving, opulent natural polished solid honey oak staircase and handrail, sash windows. Attractive gardens and parking to the rear for three vehicles.

Accommodation comprises: Ground floor - Entrance vestibule with cupboard and cloak hanging space, spacious entrance hall, large living/dining room, 'Modern kitchen integral dishwasher, washing machine, fridge freezer, breakfast bar and space for table and chairs. First floor: Landing, bedroom one bedroom two and bedroom three with hatch to large loft space. Outside: The delightful well stocked gardens to the front are laid to lawn. Shed to remain. To the rear there is a courtyard area offering privacy and seclusion, being paved with a decked terrace. Off road parking for up to three vehicles. EPC Rating = D

**Guide Price £450,000**

**Tenure** Freehold

**Property Type** Terraced House

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 1

**Parking** Allocated parking to the rear

**Heating** Gas

**EPC Rating** D

**Council Tax** Band E

Folkestone & Hythe District Council



## Situation

This property is located in the village of Etchinghill in a converted farm yard development. Amenities on offer include; golf course, popular public house 'The Gatekeeper', village hall and bus stops with regular services to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including; primary school, post office, doctor surgeries and a variety of shops. At the nearby town of Folkestone there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

## Ground floor

Entrance vestibule

Spacious hall

Large living/dining room

19' 11" x 17' 11" (6.07m x 5.46m)

'L' shaped kitchen

17' 11" x 11' 7" (5.46m x 3.53m)

## First floor

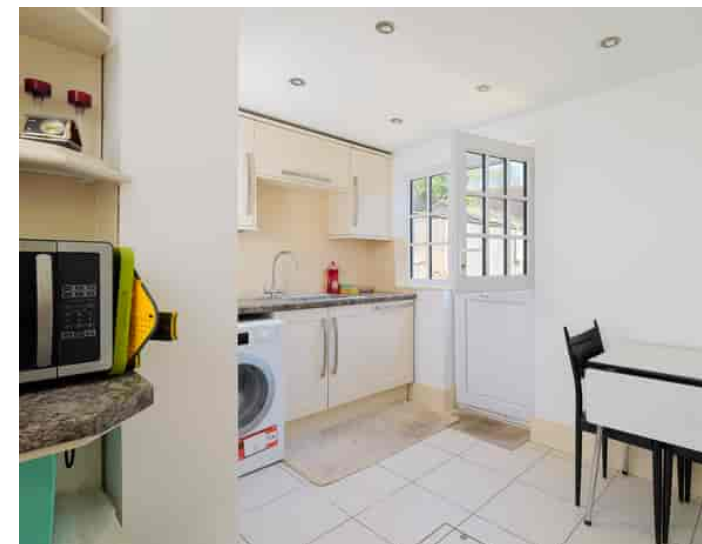
Landing

Bedroom one

12' 8" x 10' 6" (3.86m x 3.20m)

Bedroom two

16' 0" x 8' 0" (4.88m x 2.44m)



**Bedroom three**

10' 8" x 5' 0" (3.25m x 1.52m)

**Bathroom/WC**

**Outside**

**Garden**

The delightful well stocked gardens to the front are laid to lawn. Shed to remain.

**Parking**

Off road parking for up to three vehicles







Approximate Gross Internal Area (Including Low Ceiling) = 106 sq m / 1137 sq ft

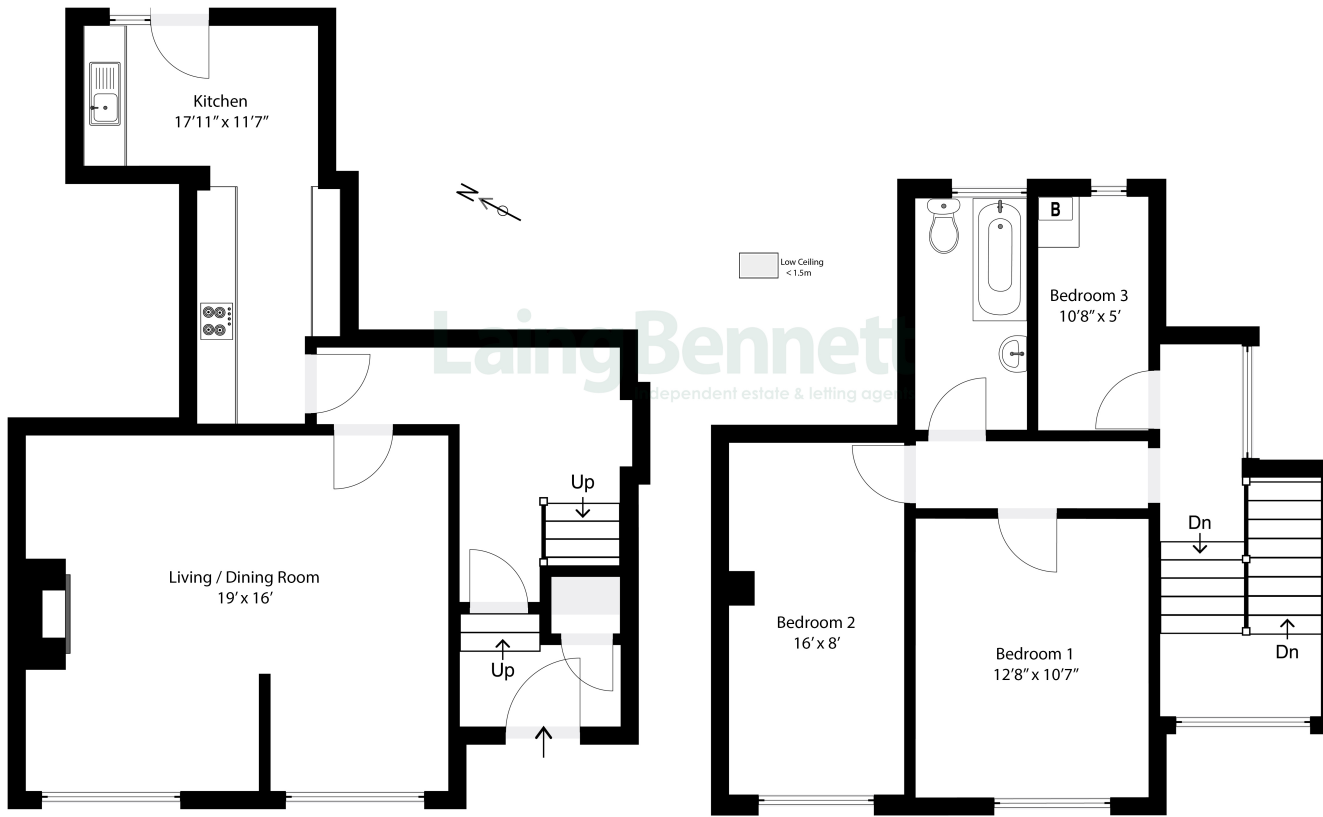


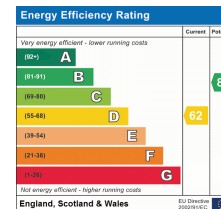
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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