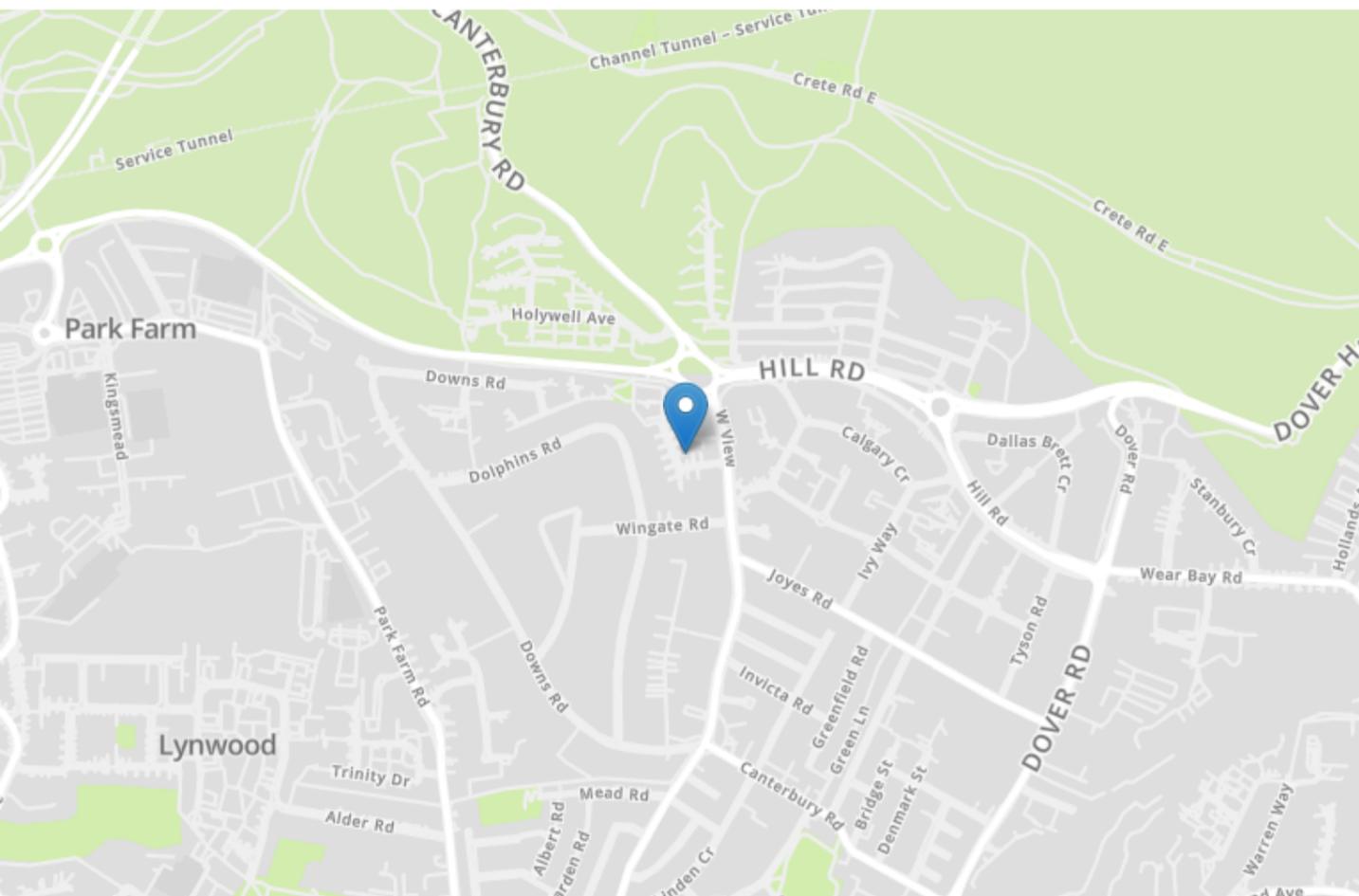


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



19 Walton Manor Close

Folkestone
CT19 5QG

£350,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Situated within a quiet residential cul-de-sac, this beautifully presented three-bedroom semi-detached home has been meticulously maintained by the previous owners and is offered to the market with no onward chain, making it an ideal purchase for buyers seeking a smooth and straightforward move. The accommodation is well proportioned and thoughtfully arranged throughout. The ground floor comprises a bright and welcoming lounge, providing the perfect space to relax or entertain, while to the rear of the property a spacious kitchen/diner offers an excellent family hub with ample room for both cooking and dining, and access to the rear garden. To the first floor, the property offers three well-sized bedrooms along with a family bathroom, providing comfortable living space suited to families, first-time buyers or those looking to upsize. Externally, the home benefits from a private rear garden, ideal for outdoor dining, gardening or simply enjoying a peaceful retreat. To the side of the property there is a detached garage, alongside off-road parking for multiple vehicles, adding further practicality and convenience. The property is ideally located within easy reach of Folkestone Central Station, making it particularly attractive for commuters, while also being close to local amenities, schools a



Entrance Hall

Lounge

15' 11" x 13' 1" (4.85m x 3.99m)

Kitchen/Diner

15' 11" x 12' 8" (4.85m x 3.86m)

First Floor Landing

Bedroom One

12' 9" x 12' 8" (3.89m x 3.86m)

Bedroom Two

13' 1" x 8' 5" (3.99m x 2.57m)

Bedroom Three

10' 1" x 7' 4" (3.07m x 2.24m)

Bathroom

7' 11" x 5' 9" (2.41m x 1.75m)

Garage

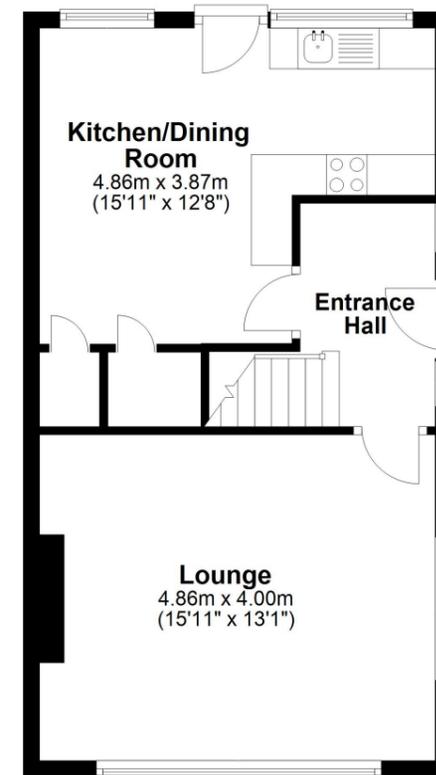
17' 1" x 8' 1" (5.21m x 2.46m)

Off Road Parking

Rear Garden

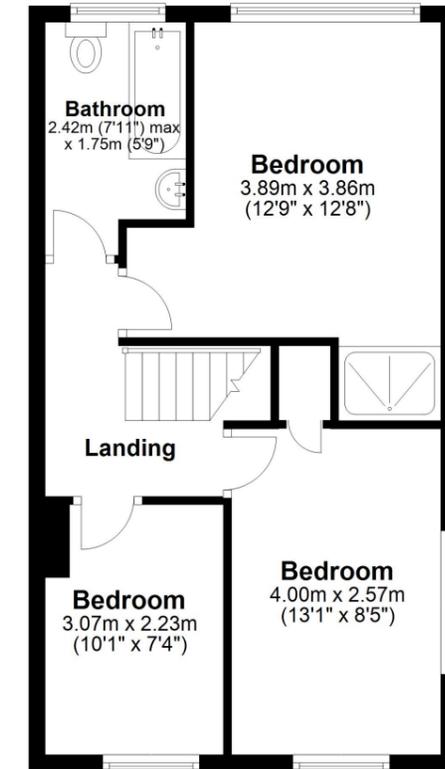
Ground Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



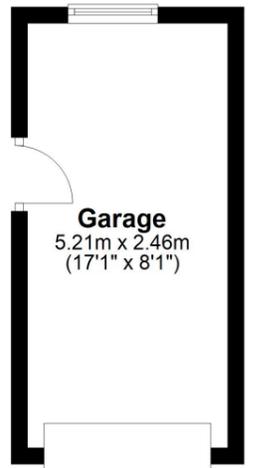
First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Outbuilding

Approx. 12.8 sq. metres (138.0 sq. feet)



Total area: approx. 100.3 sq. metres (1079.9 sq. feet)

