

## 46 Lynwood

Folkestone  
CT19 5DB

**£285,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 3 bed extended bungalow nestled in the secluded neighbourhood of Lynwood, Folkestone. Situated in a quiet location with convenient access to great bus routes, this home offers the perfect combination of tranquility and convenience. Step inside and be greeted by the spacious extended lounge/diner, ideal for hosting gatherings or simply relaxing after a long day. The walk-in shower room adds a touch of convenience, while the secluded rear garden provides a private oasis for outdoor enjoyment. With a garage en bloc and off road parking for added convenience, this home truly has it all. Schedule your viewing with sole agent Burnap + Abel today!





**Porch**

**Entrance Hall**

**Lounge/Dining Room**

18' 2" x 12' 0" (5.54m x 3.66m)

**Kitchen**

10' 4" x 8' 8" (3.15m x 2.64m)

**Shower Room**

7' 0" x 6' 0" (2.13m x 1.83m)

**Bedroom One**

12' 6" x 10' 6" (3.81m x 3.20m)

**Bedroom Two**

10' 6" x 9' 11" (3.20m x 3.02m)

**Bedroom Three**

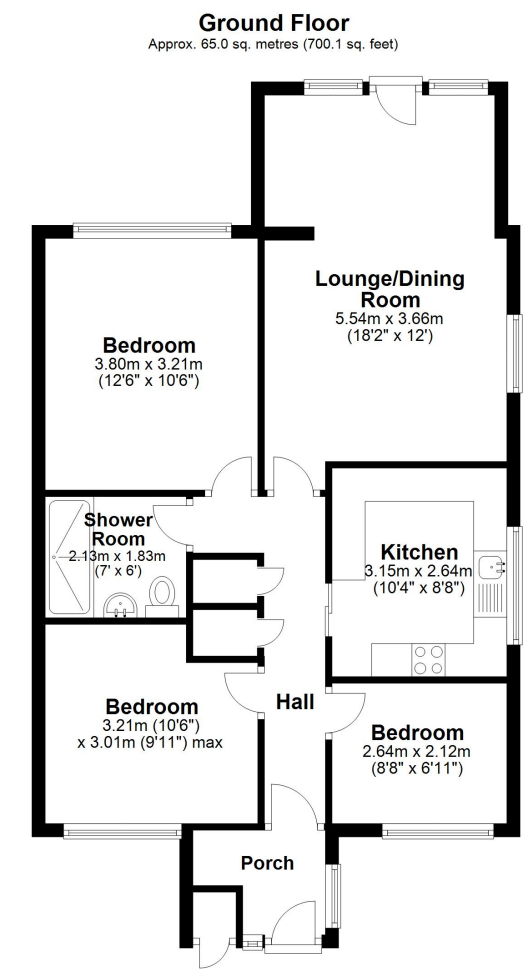
8' 8" x 6' 11" (2.64m x 2.11m)

**OUTSIDE**

**Rear Garden**

**Garage En Bloc**

**Residents Parking**



Total area: approx. 65.0 sq. metres (700.1 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.

