

## **110 Lucy Avenue**

Folkestone  
CT19 5TN

**£485,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this four bedroom detached family home situated in the popular residential location of Broadmead Village, Folkestone. The property is in our opinion in good decorative order and offers a lounge, kitchen/dining room, utility room, conservatory, cloakroom, four bedrooms and family bathroom. Additional benefits include a part converted garage to provide a study and storage, off road parking, no chain and large westerly facing rear garden. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

**Lounge**

16' 11" x 12' 6" (5.16m x 3.81m)

**Kitchen/Dining Room**

22' 2" x 10' 3" (6.76m x 3.12m)

**Utility Room**

8' 8" x 8' 4" (2.64m x 2.54m)

**Conservatory**

12' 6" x 10' 11" (3.81m x 3.33m)

**Cloakroom**

**Study**

8' 4" x 8' 1" (2.54m x 2.46m)

**First Floor Landing**

**Bedroom One**

13' 0" x 9' 3" (3.96m x 2.82m)

**Bedroom Two**

13' 1" x 7' 11" (3.99m x 2.41m)

**Bedroom Three**

10' 4" x 8' 9" (3.15m x 2.67m)

**Bedroom Four**

9' 0" x 7' 5" (2.74m x 2.26m)

**Bathroom**

9' 11" x 5' 10" (3.02m x 1.78m)

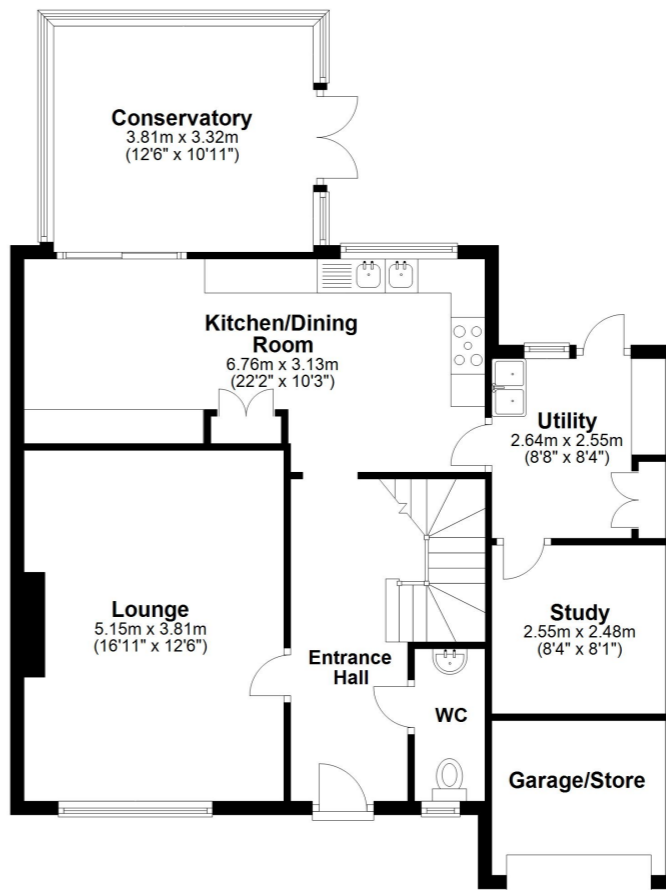
**Garage/Storage**

**Off Road Parking**

**Rear Garden**

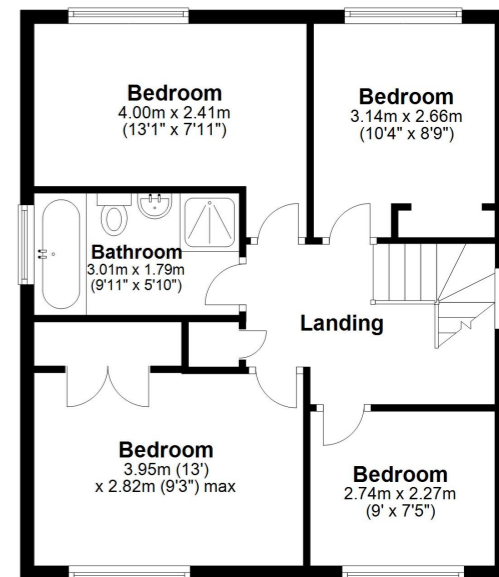
**Ground Floor**

Approx. 80.7 sq. metres (868.2 sq. feet)



**First Floor**

Approx. 53.9 sq. metres (580.6 sq. feet)



Total area: approx. 134.6 sq. metres (1448.9 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.

