

## 7 Fairfax Close

Folkestone  
CT20 3SL

**£400,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this four bedroom detached house situated in the popular residential location of Fairfax Close, Cheriton. Located within walking distance of Seabrook Beach and also Folkestone West Train Station, this property is the ideal family home. The accommodation comprises lounge/diner, kitchen, ground floor W.C, four bedrooms and family bathroom. Additional benefits include a garage, off road parking, low maintenance rear garden and no onward chain. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

**Lounge/Dining Room**

22' 10" x 12' 4" (6.96m x 3.76m)

**Kitchen**

11' 5" x 8' 10" (3.48m x 2.69m)

**W.C**

**First Floor Landing**

**Bedroom One**

10' 11" x 10' 8" (3.33m x 3.25m)

**Bedroom Two**

11' 10" x 9' 3" (3.61m x 2.82m)

**Bedroom Three**

15' 0" x 7' 6" (4.57m x 2.29m)

**Bedroom Four**

8' 8" x 6' 9" (2.64m x 2.06m)

**Bathroom**

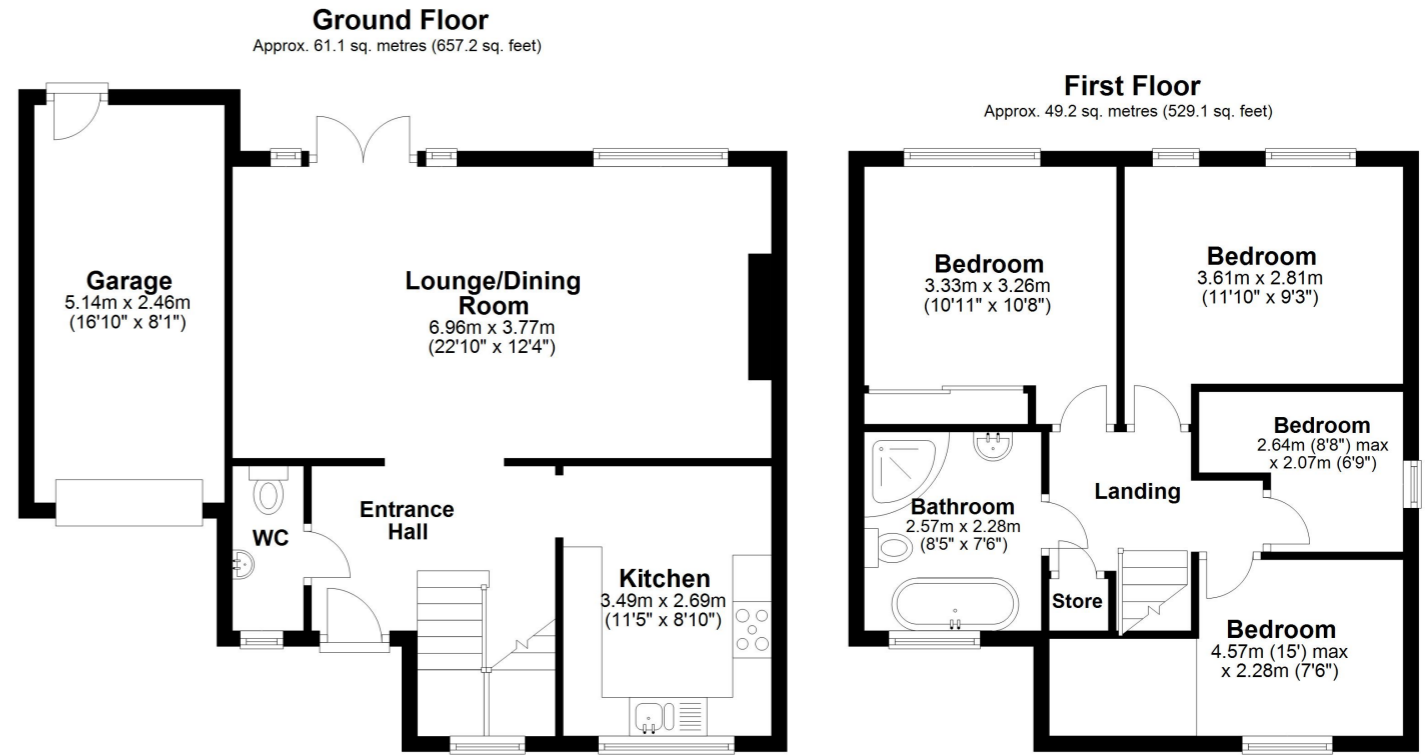
8' 5" x 7' 6" (2.57m x 2.29m)

**Off Road Parking**

**Garage**

16' 10" x 8' 1" (5.13m x 2.46m)

**Rear Garden**



Total area: approx. 110.2 sq. metres (1186.3 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.

