

# Laing Bennett

Residential sales

27 Pay Street, Densole, Folkestone, Kent, CT18 7DN

Guide Price  
£450,000

EPC RATING: D

Deceptively  
Spacious  
Home

**A deceptively spacious home situated in the village of Densole. Close to Hawkinge and in between the coastal town of Folkestone and city of Canterbury. The accommodation comprises: ground floor – entrance hall, dining room, living room open to a sitting room, kitchen/breakfast room, utility room, WC, office and storage room. First floor – landing, bedrooms one, bedroom two and bedroom three with en suite shower and sink. Main bathroom with walk in shower and separate bathtub. Outside: an attractive frontage with driveway and side access. Enclosed south facing and low maintenance rear garden with a raised patio area. EPC RATING = D**



Approximate Gross Internal Area (Including Low Ceiling) = 132 sq m / 1416 sq ft  
Garage Storage = 3 sq m / 32 sq ft

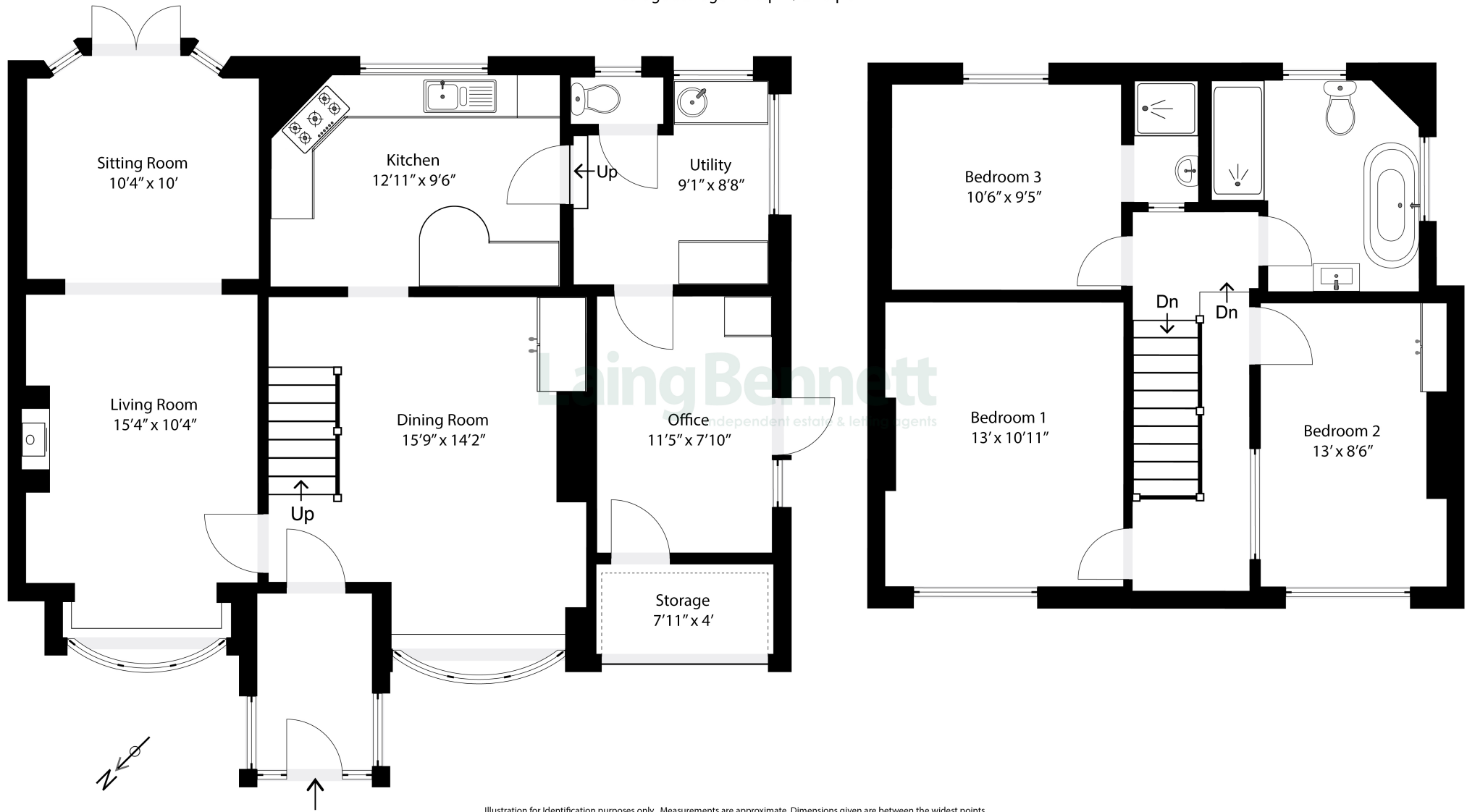


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is situated on 'Pay Street' in Densole. Close to the Town of Hawkinge with amenities including; a mini supermarket, doctor surgery, primary school, pubs and takeaway outlets, community centre, bank and a variety of other shops in the main street. There are good transport links by bus to Canterbury and Folkestone and at Folkestone Central Station High Speed train services to London. Good access to M20 and Channel Tunnel.

## The accommodation comprises

### Ground floor

#### Entrance hall

#### Dining room

15' 9" x 14' 2" (4.80m x 4.32m)

#### Living room

15' 4" x 10' 4" (4.67m x 3.15m)

#### Sitting room

10' 4" x 10' 0" (3.15m x 3.05m)

#### Kitchen

12' 11" x 9' 6" (3.94m x 2.90m)

#### Utility room

9' 1" x 8' 8" (2.77m x 2.64m)





## WC

### Office

11' 5" x 7' 10" (3.48m x 2.39m)

### First floor

### Landing

### Bedroom one

13' 0" x 10' 11" (3.96m x 3.33m)

### Bedroom two

13' 0" x 8' 6" (3.96m x 2.59m)

### Bedroom three

10' 6" x 9' 5" (3.20m x 2.87m)

### En suite shower room

### Bathroom

### Outside

### Frontage

### Driveway

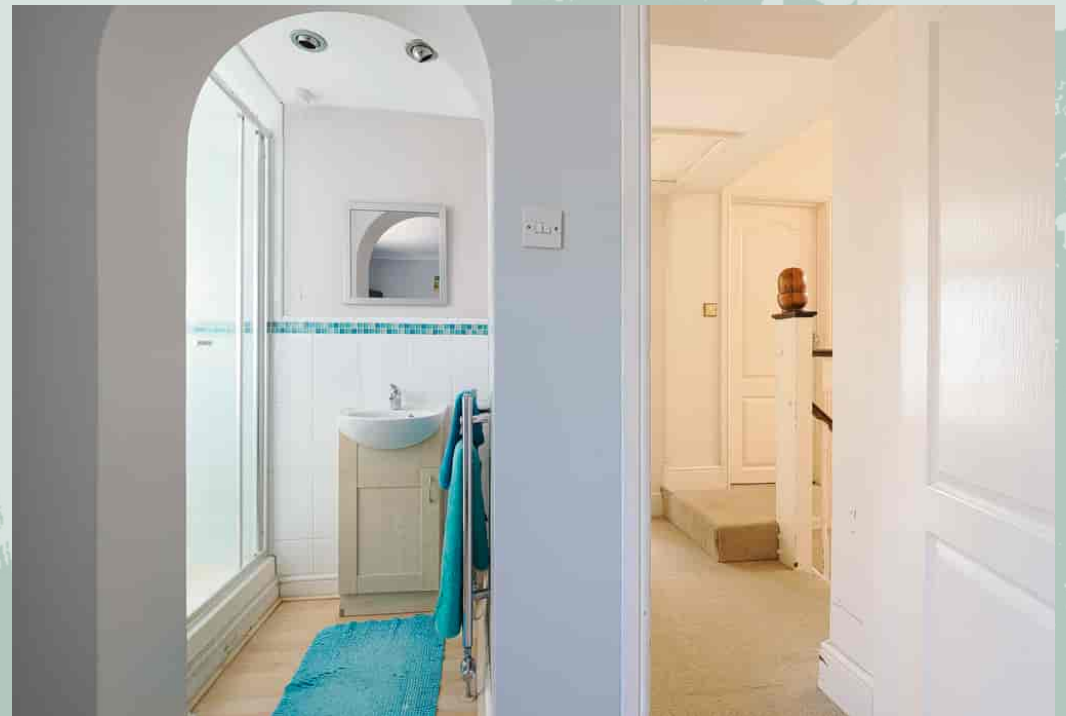
### Storage area to front of converted garage

7' 11" x 4' 0" (2.41m x 1.22m)

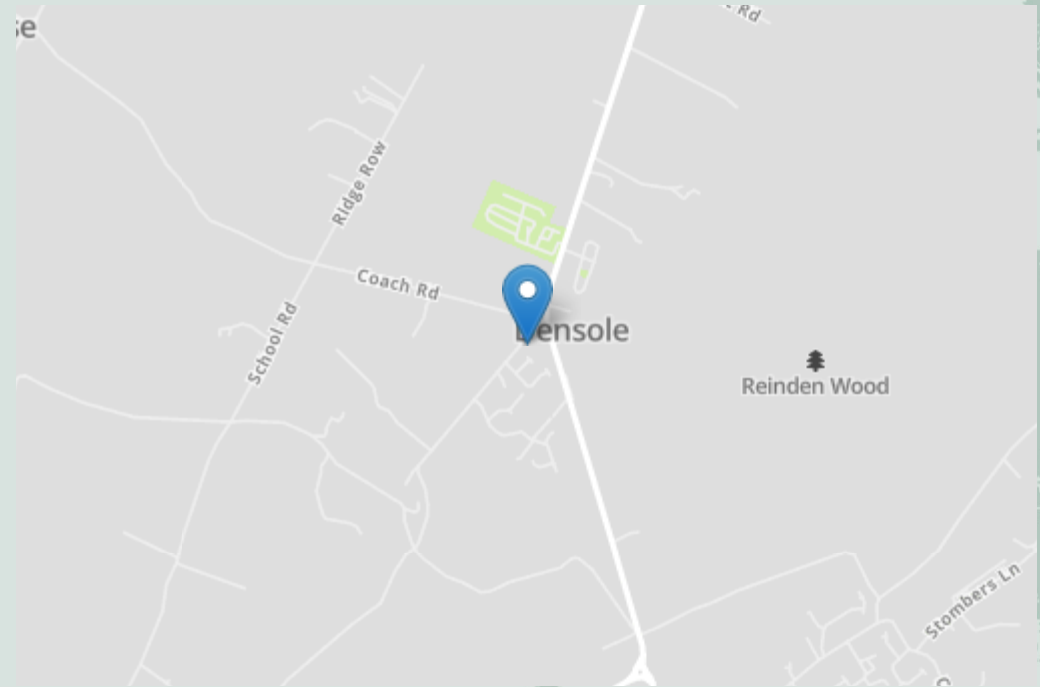
### Rear garden

### Heating

Gas







## Need to Book a Viewing?

If you would like to view this property please contact our Lymsing branch on 01303 863393 or [lymsing@laingbennett.co.uk](mailto:lymsing@laingbennett.co.uk)

## Directions

For directions to this property please contact us

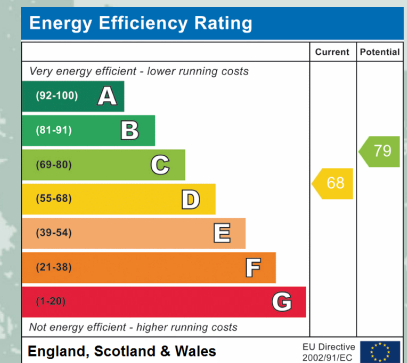
## Lymsing

01303 863393

[lymsing@laingbennett.co.uk](mailto:lymsing@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lymsing | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishings, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.