



11 Cherry Garden Lane, Folkestone, Kent, CT19 4AD

Guide Price £750,000

EPC RATING: D

Fantastic  
Family  
Home

**A fantastic opportunity to purchase a substantial four bedroom family home having bright and spacious living space that would suit the needs of any family. HIGHLY SOUGHT AFTER LOCATION - SUPERB TRANSPORT LINKS - EXCELLENT SCHOOLS CLOSE BY. Accommodation comprises - GROUND FLOOR: Entrance porch, spacious entrance hall, double aspect living room with French doors leading to the garden, family room, cloakroom/WC, modern kitchen being open plan to the dining room with door to useful utility room. FIRST FLOOR: Landing, double aspect spacious bedroom one with opening to en suite shower room, three further bedrooms, modern bathroom and separate WC. OUTSIDE: Driveway providing off road parking and access to the garage, attractive paved and gravel area and path to front door. The good sized rear garden is a particularly attractive feature to the property with large sun terrace, neatly laid lawn, an array of plants, shrubs, mature hedging and trees which offer a good degree of seclusion and privacy, perfect for family living and entertaining. As you explore the garden to the far end you will discover raised vegetable beds. EPC RATING = D**



Approximate Gross Internal Area (Including Low Ceiling) = 171 sq m / 1842 sq ft  
Garage = 14 sq m / 156 sq ft

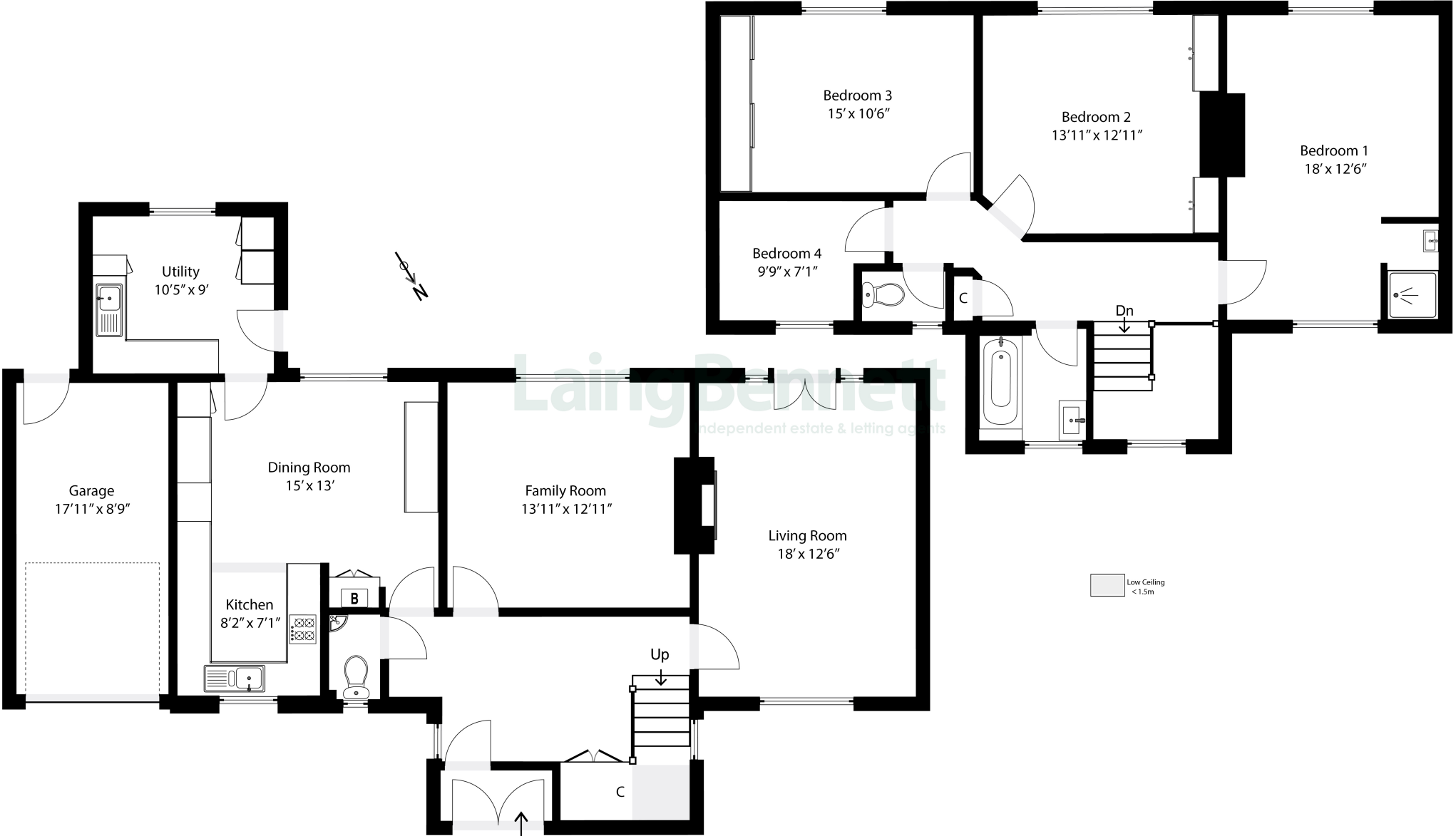


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is set in the sought after location of Cherry Garden Lane in the ever popular Port town of Folkestone which is the home of 'The Creative Quarter' boasting a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become an increasingly popular food, drink and entertainment destination for the town and its visitors. Folkestone West Railway Station is a short walk away with a direct connection to the High-Speed service to London Stratford and St Pancras stations with an approximate journey time of 53 minutes. This property is also within easy reach of the M20 motorway and Channel Tunnel terminal.

## Ground floor

### Entrance porch

### Entrance hall

### Living room

18' 0" x 12' 6" (5.49m x 3.81m)

### Family room

13' 11" x 12' 11" (4.24m x 3.94m)

### Dining room

15' 0" x 13' 0" (4.57m x 3.96m)

### Kitchen

8' 2" x 7' 1" (2.49m x 2.16m)

### Utility room

10' 5" x 9' 0" (3.17m x 2.74m)

## First floor

### Landing





### **Bedroom one**

18' 0" x 12' 6" (5.49m x 3.81m)

### **Ensuite shower area**

### **Bedroom two**

13' 11" x 12' 11" (4.24m x 3.94m)

### **Bedroom three**

15' 0" x 10' 6" (4.57m x 3.20m)

### **Bedroom four**

9' 9" x 7' 1" (2.97m x 2.16m)

### **Bathroom**

### **WC**

### **Outside**

### **Garage and driveway parking**

17' 11" x 8' 9" (5.46m x 2.67m)

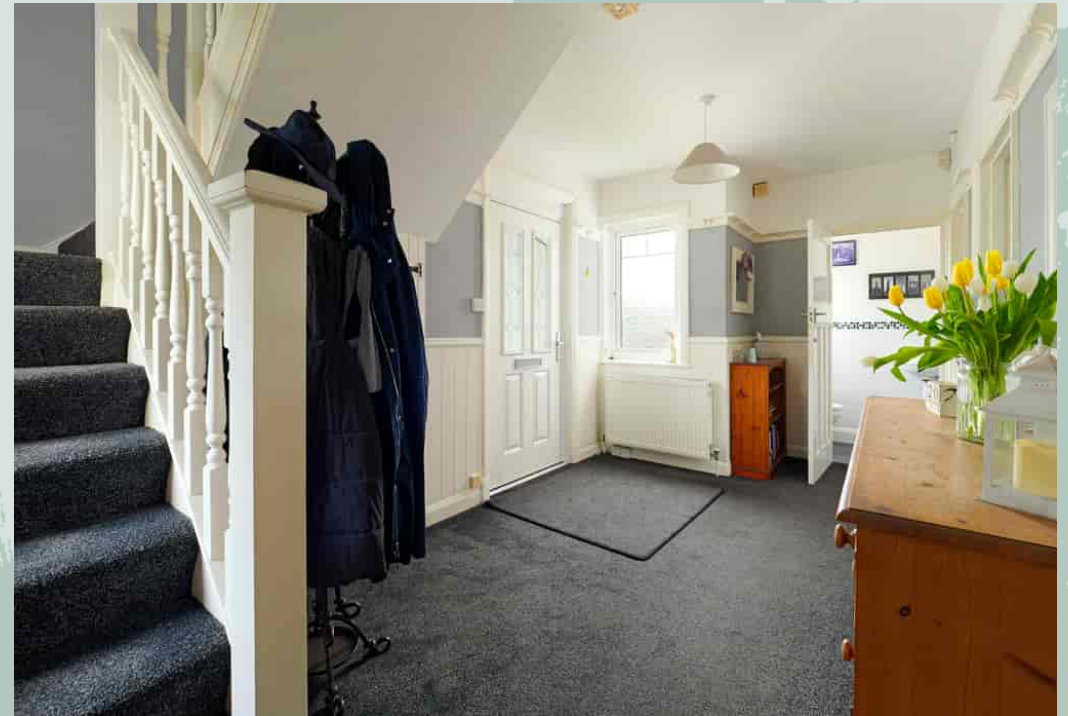
### **Garden**

Attractive easy to maintain frontage and glorious rear garden

### **Heating**

Gas









## Need to Book a Viewing?

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

## Directions

For directions to this property please contact us

## Lyminge

01303 863393

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

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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