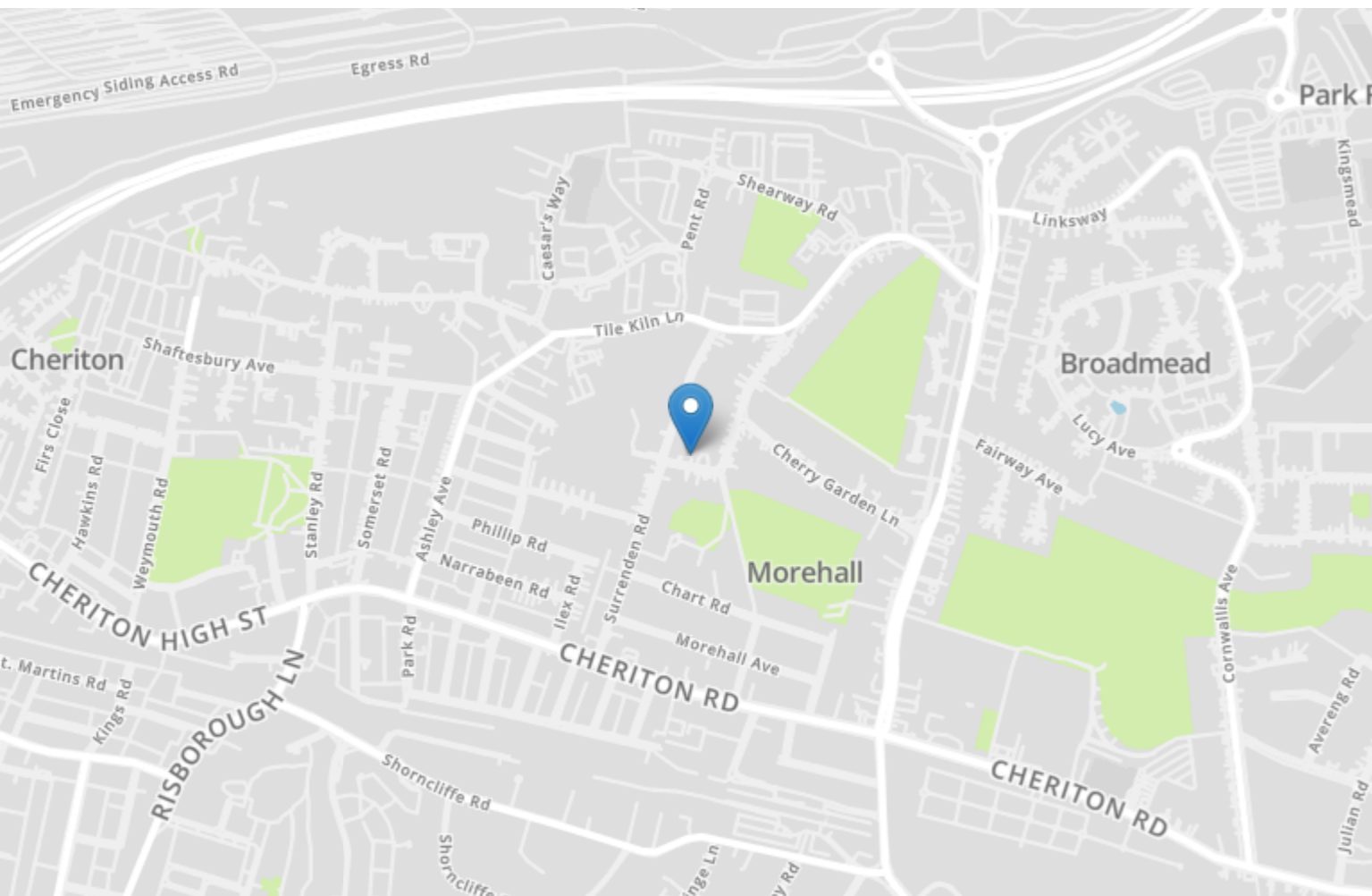


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



24 Harcourt Road

Folkestone
CT19 4AF

£575,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to Pen-Y-Lan Lodge, a stunning 3-bedroom detached home located on Harcourt Road in the highly desirable area of Folkestone. Boasting a gated driveway with space for multiple cars, a detached garage, and a spacious plot, this property offers both convenience and luxury. Step inside to discover three generous reception rooms that offer ample space for entertaining or relaxing. The kitchen is perfect for whipping up delicious meals, while the bright and airy bedrooms provide a peaceful retreat at the end of the day. With its prime location in one of Folkestone's most sought-after neighbourhoods, this home truly has it all. Don't miss your opportunity to make Pen-Y-Lan Lodge your own slice of paradise in this charming seaside town.



Entrance Hall

Lounge

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

Dining Room

13' 0" x 11' 7" (3.96m x 3.53m)

Breakfast Room

14' 11" x 6' 7" (4.55m x 2.01m)

Kitchen

11' 4" x 9' 1" (3.45m x 2.77m)

Utility Room

Cloakroom/W.C

First Floor Landing

Bedroom One

15' 0" x 11' 11" (4.57m x 3.63m)

Bedroom Two

11' 10" x 11' 9" (3.61m x 3.58m)

Bedroom Three

12' 0" x 8' 7" (3.66m x 2.62m)

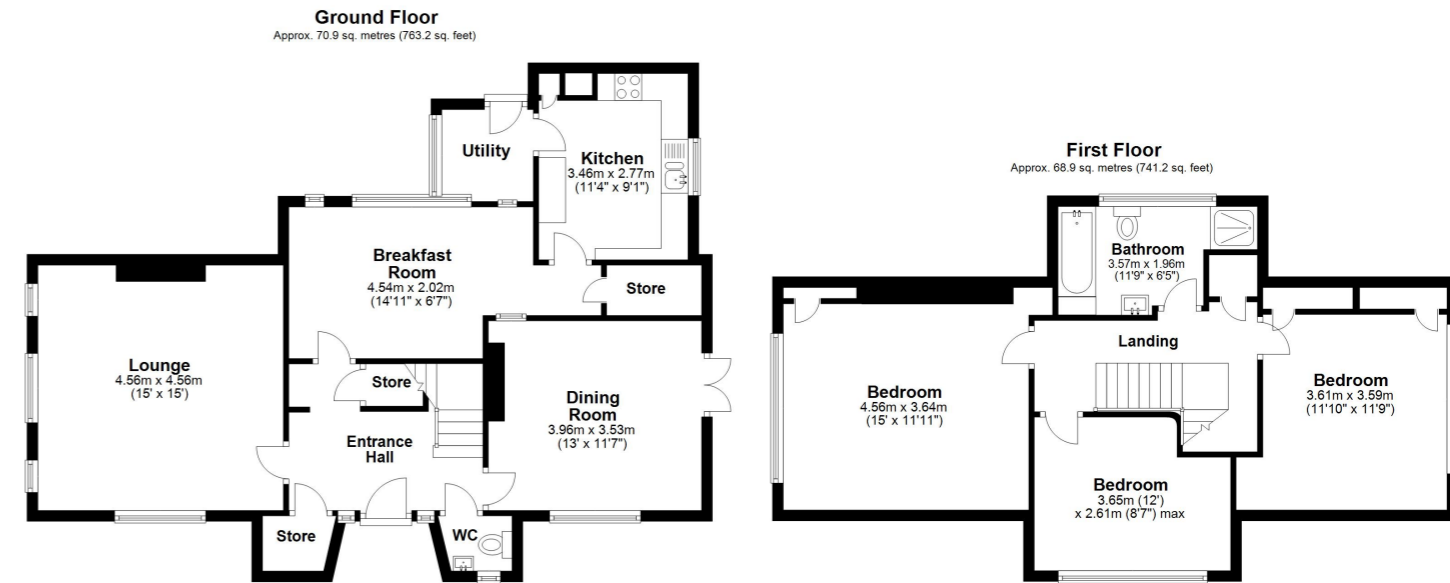
Bathroom

11' 9" x 6' 5" (3.58m x 1.96m)

Driveway

Garage

Rear Garden



Total area: approx. 139.8 sq. metres (1504.4 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.

