

Burnap + Abel

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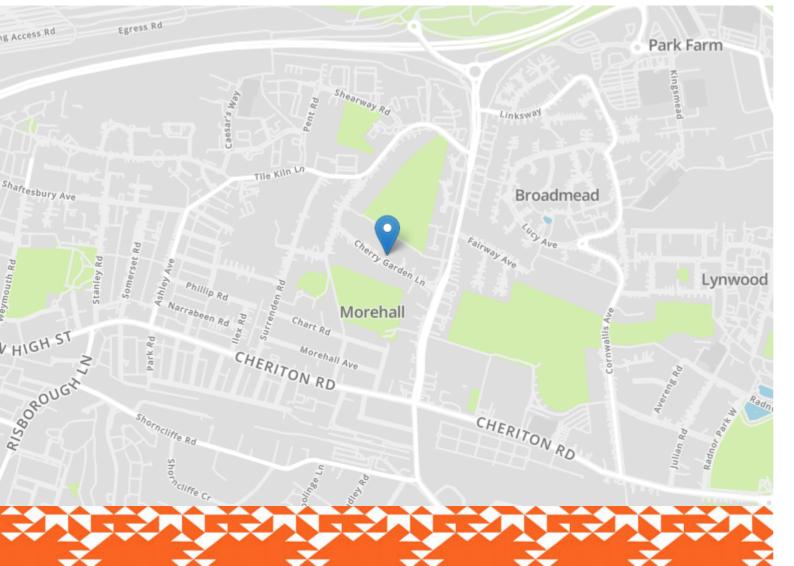
# 20 Cherry Garden Lane

Folkestone CT19 4AD

### £650,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL ... Welcome to Cherry Garden Lane, a charming and spacious 3bedroom detached house in the sought-after area of Folkestone. This lovely home boasts a convenient location just a short walk to Folkestone West station, making commuting a breeze. Step inside and be greeted by a cozy lounge perfect for relaxing after a long day, a separate dining room for entertaining guests, and a modern kitchen with an adjacent utility room for added convenience. The ground floor also features a additional reception room (currently used as a bedroom) with convenient shower room, ideal for elderly family or accommodating guests. Upstairs you will find three comfortable bedrooms and a family bathroom offering plenty of space for the whole family. Outside, this property comes complete with a garage, driveway parking, and well-maintained gardens - perfect for enjoying those sunny afternoons or hosting summer barbecues. Don't miss out on your chance to make this wonderful house your new home sweet home. Schedule your viewing today!

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#### Entrance Hall

#### Lounge

18' 1" x 12' 0" (5.51m x 3.66m)

#### Kitchen

15' 5" x 6' 1" (4.70m x 1.85m)

### Utility Room

13' 5" x 5' 1" (4.09m x 1.55m)

#### Dining Room

12' 2" x 11' 11" (3.71m x 3.63m)

#### Reception Two/Bedroom 4

12' 1" x 11' 8" (3.68m x 3.56m)

#### W.C/Shower Room

First Floor Landing

### Bedroom One

18' 1" x 10' 6" (5.51m x 3.20m)

#### **Bedroom Two**

11' 8" x 9' 11" (3.56m x 3.02m)

#### **Bedroom Three**

11' 8" x 9' 3" (3.56m x 2.82m)

#### Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

#### Garage

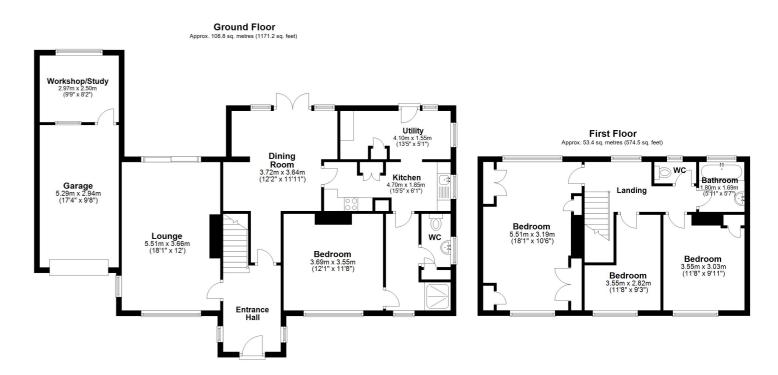
17' 4" x 9' 8" (5.28m x 2.95m)

#### Workshop

9' 9" x 8' 2" (2.97m x 2.49m)

#### Driveway

Rear Garden



## Total area: approx. 162.2 sq. metres (1745.7 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 taing Plant/p.