

## **34 Park Farm Road**

Folkestone  
CT19 5DH

**£350,000 FREEHOLD**

DRAFT DETAILS...FOR SALE WITH BURNAP AND ABEL....Burnap and Abel are delighted to introduce this three bedroom semi detached bungalow located in the sought after location of park farm road in Folkestone. This property is in our opinion good condition and comprises of a large lounge, kitchen, shower room and three bedrooms. Additional benefits include a garage and off road parking, large rear south facing garden, gas central heating and double glazing. For your chance to view call SOLE agent Burnap and Abel now on 01303 258590.



## Entrance Hall

With doors leading to

## Lounge

16' 1" x 11' 11" (4.90m x 3.63m) A large bay windowed lounge with wood flooring and radiator.

## Kitchen

10' 7" x 8' 3" (3.23m x 2.51m) With a mix of wall and base units, roll edge work surfaces, oven and grill, gas hob with extractor overhead, tiled splash back, double glazed window

## Bedroom/Dining room

13' 2" x 10' 0" (4.01m x 3.05m) A good sized bedroom/dining room with carpeted floor, double glazed bay window and gas radiator

## Shower Room

8' 3" x 5' 11" (2.51m x 1.80m) A three piece shower room with a low level W.C, wash hand basin and a corner shower cubicle with tiled splash back, double glazed window

## Bedroom

12' 0" x 12' 0" (3.66m x 3.66m) A large bedroom with carpeted floor, doubled glazed window and radiator

## Bedroom

12' 6" x 8' 8" (3.81m x 2.64m) A large bedroom with double glazed window, carpeted floor and radiator

## Garden

A large south facing rear garden

## Garage

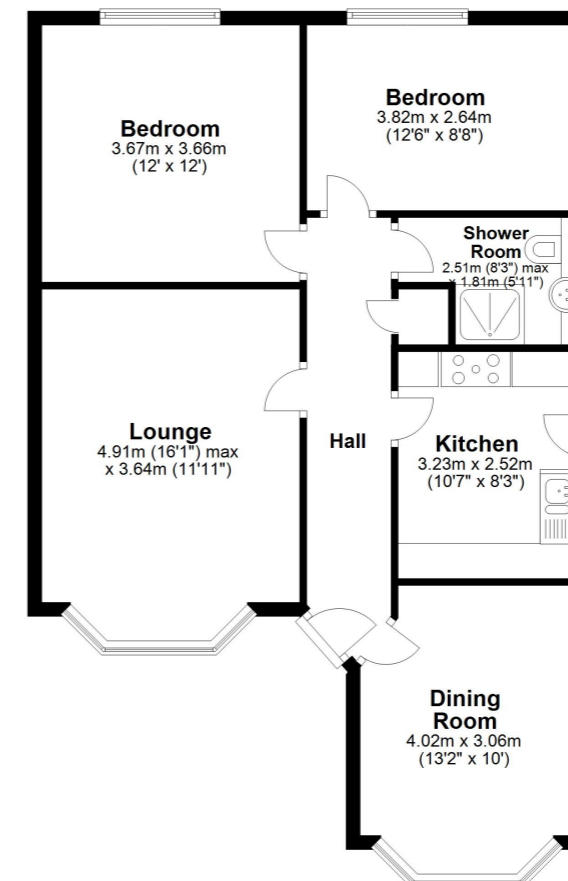
15' 9" x 10' 0" (4.80m x 3.05m)

## Driveway

A large driveway for three cars

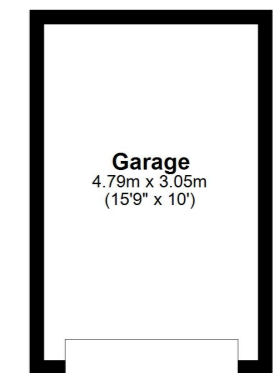
## Ground Floor

Approx. 73.5 sq. metres (791.3 sq. feet)



## Outbuilding

Approx. 14.6 sq. metres (157.3 sq. feet)



Total area: approx. 88.1 sq. metres (948.6 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.

