



34 Station Road, Lyminge, Folkestone, Kent, CT18 8HP

EPC Rating = D

Guide Price £595,000





This impressive four/five-bedroom period family home is situated in the heart of the vibrant village of Lyminge. The property boasts an integral garage, convenient driveway parking, and a charming rear garden that features a picturesque stream at its boundary. A footbridge over the stream provides access to the tranquil green space of Tayne Field, creating a perfect setting for relaxation and outdoor enjoyment.

Accommodation comprises: Ground floor - Entrance porch, hall, kitchen, dining room, WC, wide walk through opening to the conservatory. First floor - Landing, living room, two bedrooms, bathroom/WC. Second floor - Landing, two bedrooms, shower room/WC. Outside - To the front of the property there is a driveway providing off road parking and access to the integral garage. Attractive rear garden. EPC Rating: D

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Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 4

Bathrooms 2

Heating Gas

EPC Rating D

Council Tax Band D

Folkestone And Hythe District Council



Situation

The property is located in the heart of the village of Lyminge, which is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

Ground floor

Entrance hall

Kitchen

18' 4" x 9' 0" (5.59m x 2.74m)

Dining room

13' 6" x 11' 10" (4.11m x 3.61m)

WC

Conservatory

12' 4" x 11' 9" (3.76m x 3.58m)

First floor

Landing

15' 6" x 13' 8" (4.72m x 4.17m)





Living Room

15' 6" x 10' 9" (4.72m x 3.28m)

Bedroom one

11' 10" x 10' 9" (3.61m x 3.28m)

Bedroom two

11' 7" x 9' 1" (3.53m x 2.77m)

Bathroom/WC

Second floor

Bedroom three

10' 5" x 10' 3" (3.17m x 3.12m)

Bedroom four

14' 8" x 8' 3" (4.47m x 2.51m)

Shower room/WC

Eaves storage

Outside

Garage and driveway

14' 2" x 11' 7" (4.32m x 3.53m) Integral garage to the front of the property with utility area and access door to hallway. Driveway to the front providing off road parking

Garden

There is a side gate leading to the attractive rear garden which is laid to lawn with sun terrace, A pathway leads to the far end of the garden where there is a further sun terrace and stream with footbridge which provides access to Tayne Field.







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Approximate Gross Internal Area (Including Low Ceiling) = 164 sq m / 1767 sq ft
 Garage = 15 sq m / 160 sq ft
 Eaves Storage = 15 sq m / 165 sq ft

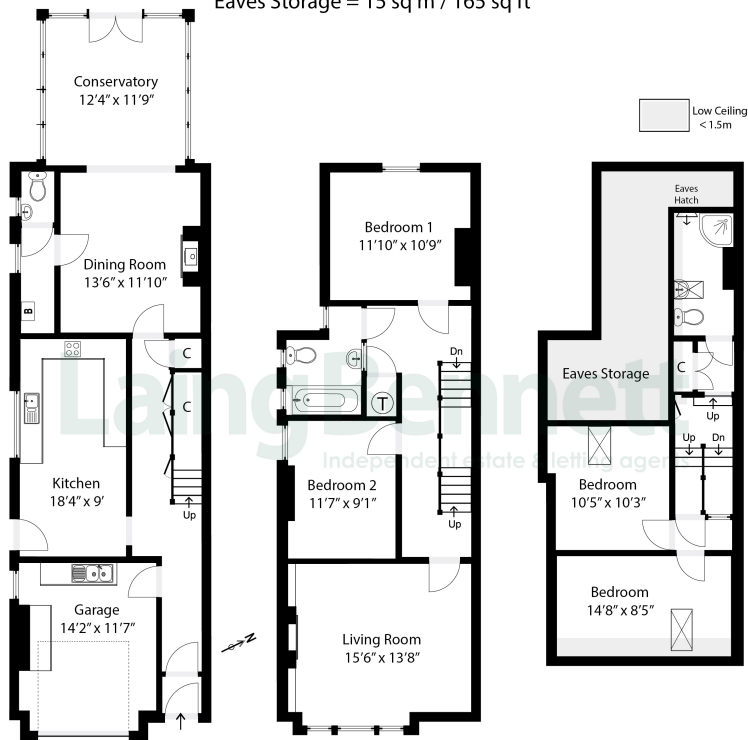


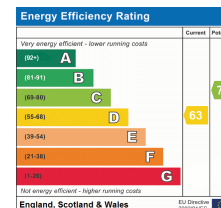
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