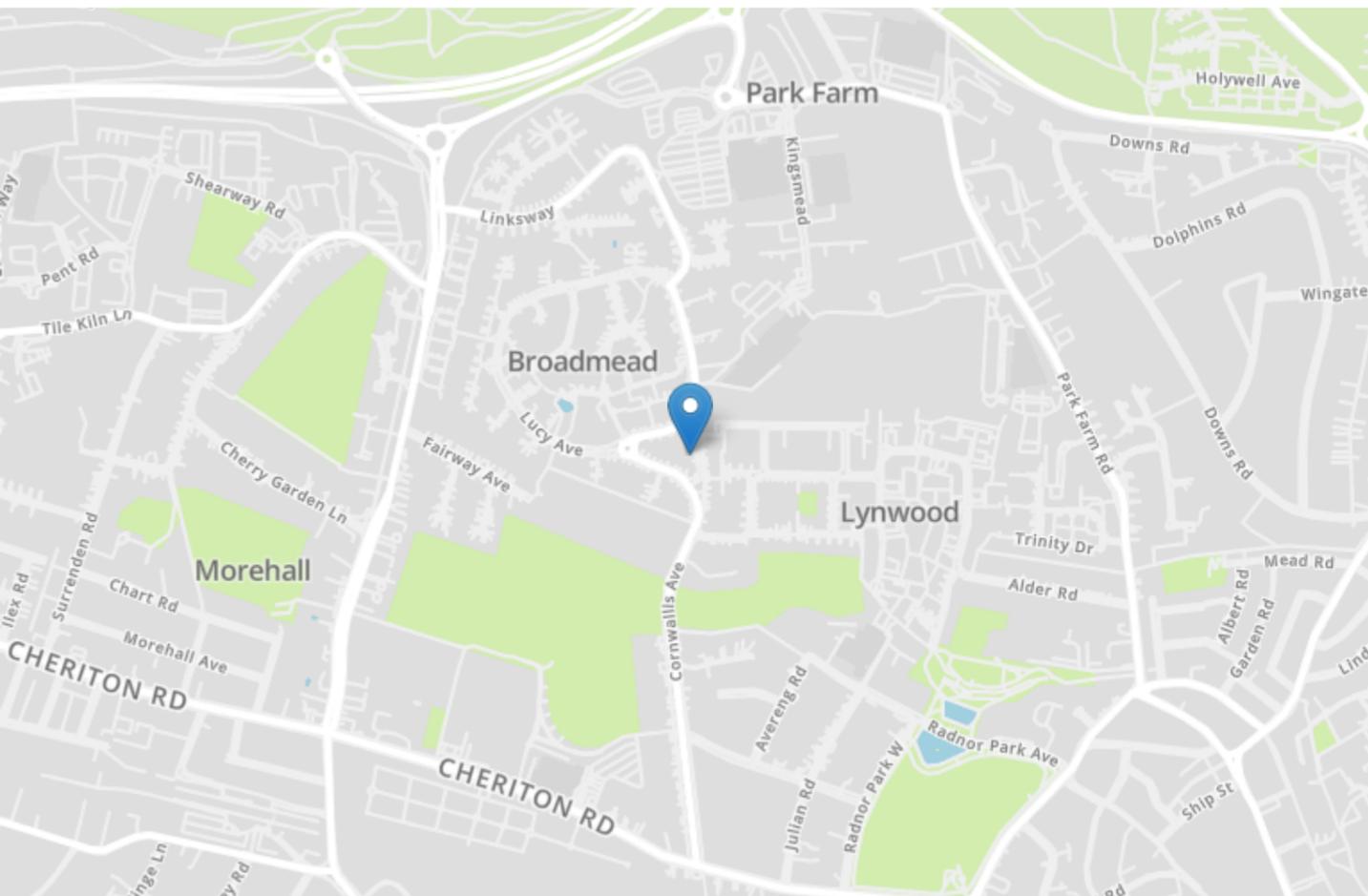


| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



32 Cornwallis Avenue

Folkestone
CT19 5JE

£500,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Situated in a sought-after residential location in the vibrant coastal town of Folkestone, this beautifully extended five bedroom semi-detached home has been renovated to an exceptional standard throughout, offering stylish and spacious accommodation ideal for modern family living. Occupying a generous corner plot, the property boasts excellent kerb appeal along with a garage and off-road parking. Internally, the accommodation flows effortlessly, comprising an elegant lounge, a stunning contemporary kitchen fitted with high-quality units and finishes, and an impressive dining area with bi-folding doors opening onto the garden, creating a seamless indoor-outdoor living experience perfect for entertaining. A separate utility room and ground floor W.C. add further practicality. To the upper floors are five well-proportioned bedrooms, including a superb principal bedroom with a luxurious en-suite shower room, complemented by a beautifully appointed family bathroom. The large corner plot garden offers an abundance of outdoor space, ideal for families and summer gatherings. Perfectly positioned within walking distance of Folkestone Central railway station, providing high-speed links to London, as well as being close to the town centre and seafront, this exceptional home combines quality, space and convenience in one.



Entrance Hall

Lounge

12' 1" x 11' 4" (3.68m x 3.45m)

Kitchen

19' 5" x 11' 4" (5.92m x 3.45m)

Dining Room

18' 7" x 10' 10" (5.66m x 3.30m)

Utility Room

10' 4" x 6' 6" (3.15m x 1.98m)

W.C

First Floor Landing

Bedroom One

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

En-Suite

Bedroom Two

11' 3" x 7' 0" (3.43m x 2.13m)

Bedroom Three

12' 4" x 7' 4" (3.76m x 2.24m)

Bedroom Four

10' 11" x 9' 2" (3.33m x 2.79m)

Bedroom Five

10' 11" x 9' 0" (3.33m x 2.74m)

Family Bathroom

8' 11" x 6' 0" (2.72m x 1.83m)

Garage

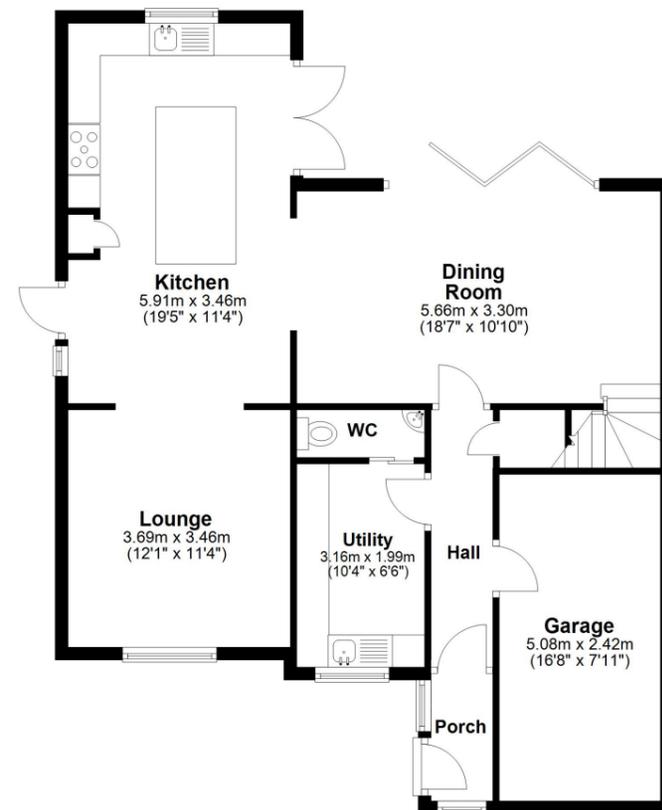
16' 8" x 7' 11" (5.08m x 2.41m)

Off Road Parking

Rear Garden

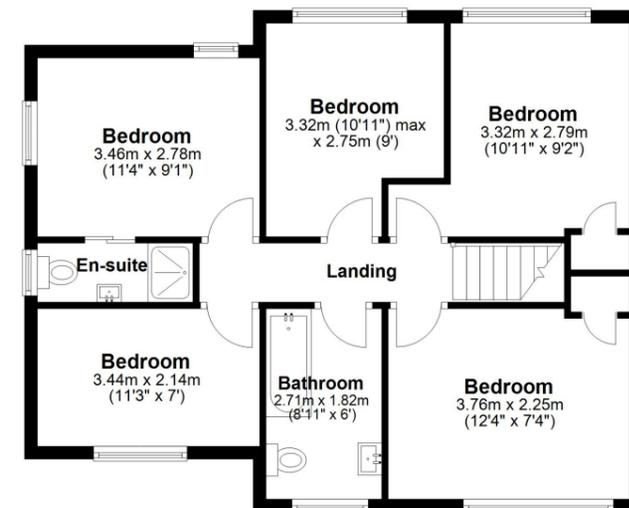
Ground Floor

Approx. 82.2 sq. metres (885.2 sq. feet)



First Floor

Approx. 83.0 sq. metres (893.4 sq. feet)



Total area: approx. 165.2 sq. metres (1778.5 sq. feet)

