



7 St Marys Close, Etchinghill, Folkestone, Kent, CT18 8NX

Guide Price £450,000

EPC RATING: D

Superb
Family
Home

A superb four bedroom family home with a sunny rear garden, garage and driveway situated in a most popular location with pretty views in the sought after village of Etchinghill. Accommodation comprises: Ground floor - Entrance hall with door to garage, cloakroom/WC, living room with coal effect gas fire and bay to front window, wide walk through opening to the dining room with sliding glazed doors to the conservatory, modern kitchen/breakfast room with door to the utility room. First floor: Landing, main bedroom with door to en suite shower room/WC. Three further bedrooms and family bathroom. Outside: Driveway parking to the front providing off road parking and access to the integral garage. Attractive front and rear easy to maintain garden. EPC Rating: D



Situation

This property is located in the centre of the village of Etchinghill in a most sought after location overlooking the green. Amenities include a golf course with a private function room bar/restaurant, a great public house, village hall and bus stops with regular services to both Folkestone and Canterbury. The next door village of Lyminge has a primary school, library, post office and general store, two doctors' surgeries, ladies and gents hairdressers, a pub and a Chinese restaurant. The High Speed rail service to London takes just over 50 minutes which is available in the nearby town of Folkestone

The accommodation comprises

Ground floor

Entrance hall

Cloakroom/WC

Living room

16' 3" x 10' 7" (4.95m x 3.23m)

Dining room

10' 7" x 8' 11" (3.23m x 2.72m)

Kitchen

Conservatory

9' 11" x 8' 10" (3.02m x 2.69m)

Utility room



First floor

Landing

Bedroom one

14' 10" x 10' 8" (4.52m x 3.25m)

En suite shower room

Bedroom two

13' 0" x 10' 11" (3.96m x 3.33m)

Bedroom three

12' 4" x 9' 3" (3.76m x 2.82m)

Bedroom four

8' 4" x 8' 4" (2.54m x 2.54m)

Family bathroom

Outside

Front garden

Driveway

Integral garage

18' 5" x 9' 8" (5.61m x 2.95m)

Garden

Attractive front and rear easy to maintain gardens

Heating

Gas

Council Tax Band

Folkestone & Hythe - Band E



Approximate Gross Internal Area (Including Low Ceiling) = 123 sq m / 1329 sq ft
Garage = 15 sq m / 160 sq ft

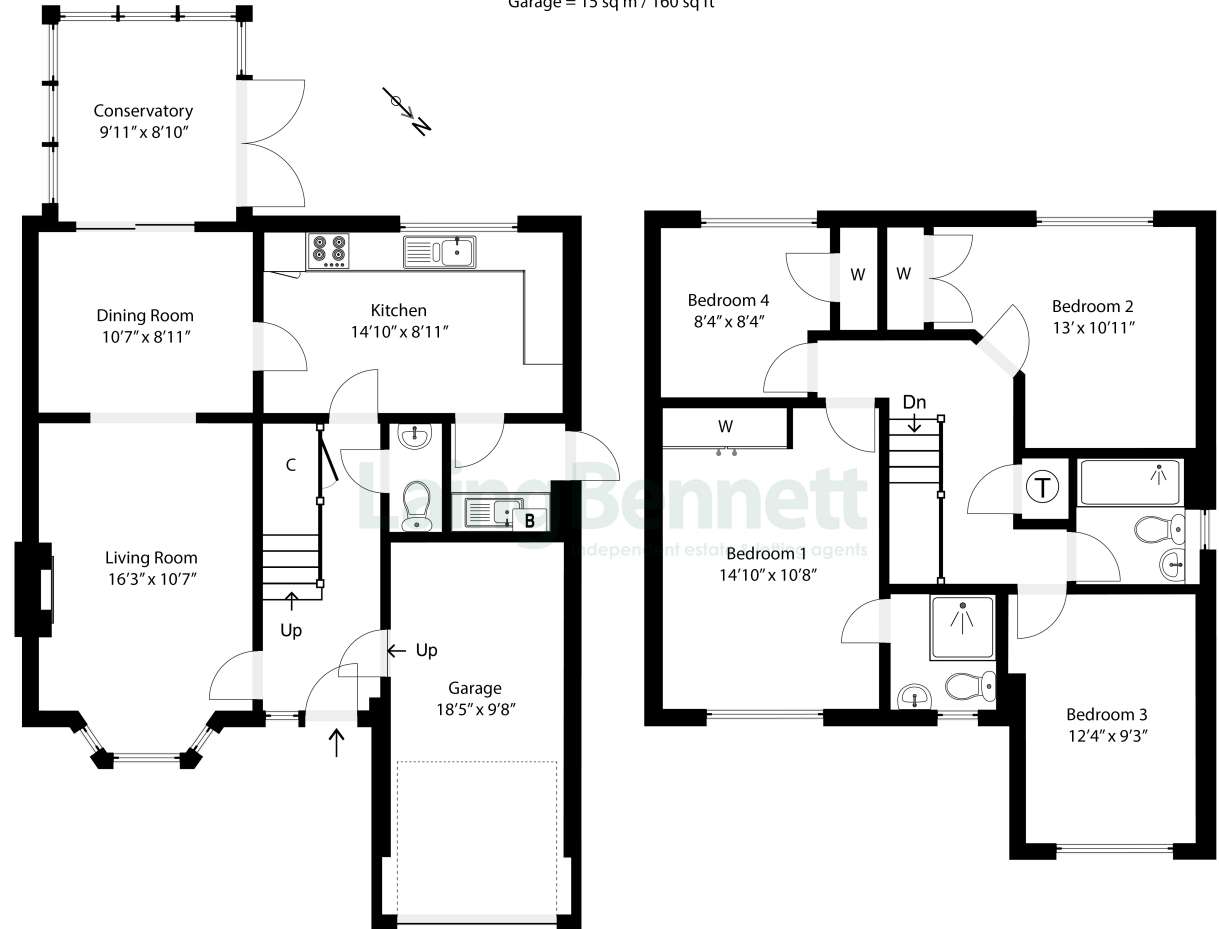


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



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