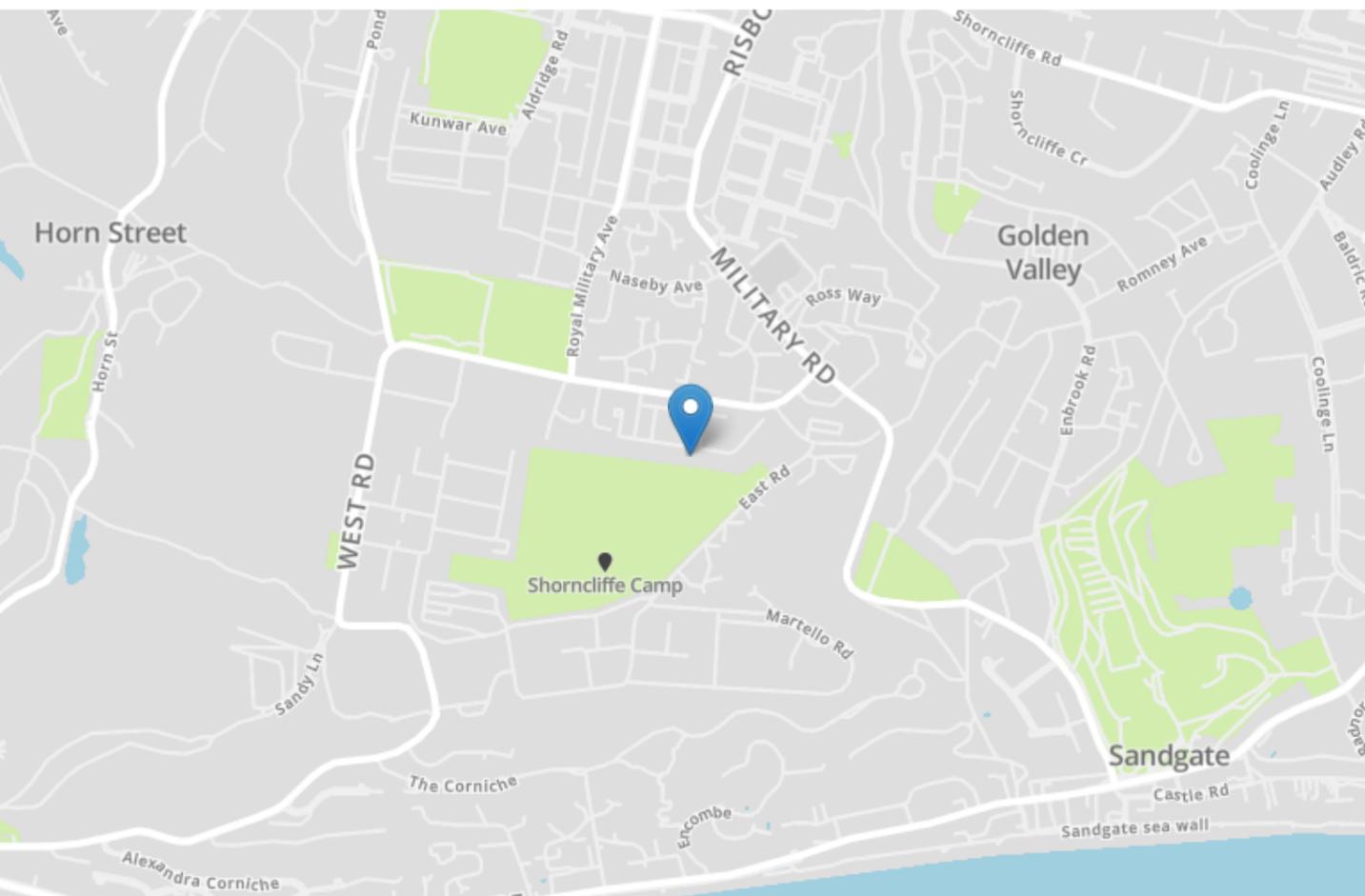


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



22 Blunden Drive

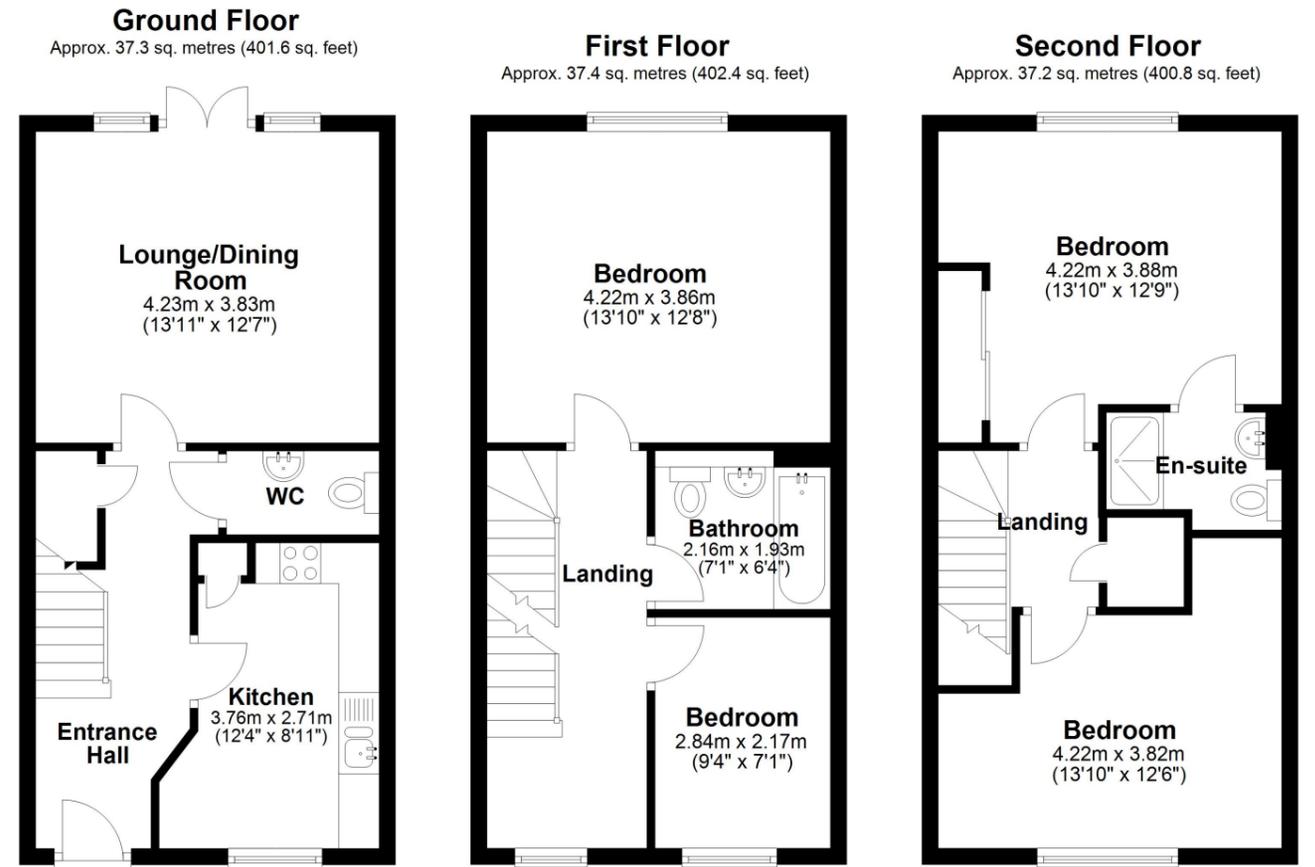
Folkestone
CT20 3TZ

£385,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... (OPEN HOUSE SATURDAY 28TH FEBRUARY BY APPOINTMENT ONLY) Situated on the ever-popular Blunden Drive in Folkestone, this beautifully presented four-bedroom end-of-terrace home, built circa 2020, offers stylish and spacious accommodation arranged over three floors. The property features a contemporary fitted kitchen, a generous lounge/dining room opening onto a sunny south-facing rear garden, and a convenient ground floor WC. The first floor provides two well-proportioned bedrooms and a modern family bathroom, while the top floor boasts an impressive principal bedroom with en-suite shower room alongside a further double bedroom. Externally, the home benefits from off-road parking and a landscaped rear garden perfectly positioned to enjoy sunlight throughout the day. Ideally located for local amenities, schools and excellent transport links including high-speed services to London, this is a superb turnkey home ideal for families, professionals or investors alike.



Entrance Hall
Lounge/Dining Room
 13' 11" x 12' 7" (4.24m x 3.84m)
Kitchen
 12' 4" x 8' 11" (3.76m x 2.72m)
W.C
First Floor Landing
Bedroom Two
 13' 10" x 12' 8" (4.22m x 3.86m)
Bathroom
 7' 1" x 6' 4" (2.16m x 1.93m)
Bedroom Four
 9' 4" x 7' 1" (2.84m x 2.16m)
Bedroom One
 13' 10" x 12' 9" (4.22m x 3.89m)
En-Suite
Bedroom Three
 13' 10" x 12' 6" (4.22m x 3.81m)
Off Road Parking
South Facing Rear Garden



Total area: approx. 111.9 sq. metres (1204.8 sq. feet)

