



14 Tolsford Close, Etchinghill, Folkestone, Kent, CT18 8BU

EPC Rating = D

Guide Price £375,000





This beautifully presented and thoughtfully designed two-bedroom bungalow offers a bright and spacious living environment. The accommodation features a welcoming reception hall leading to an open-plan living, dining, and a newly fitted kitchen, perfect for modern living. The property also includes a convenient utility room and two double bedrooms, one of which has French doors opening to the garden. A stunning newly fitted shower room adds a touch of luxury. Outside, the bungalow has a front garden and an enclosed rear garden with decking, mature borders and a lawn. There is also a garage, accessed via a driveway which provides off-road parking. EPC RATING = D

**Guide Price £375,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 1

**Bedrooms** 2

**Bathrooms** 1

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** D

**Council Tax** Band D

Folkestone & Hythe



## Situation

This property is located in the village of Etchinghill in a sought after cul de sac. Amenities on offer include; golf course, popular public house 'The Gatekeeper', village hall and bus stops with regular services to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including; primary school, post office, doctor surgeries and a variety of shops. At the nearby town of Folkestone there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.



## The accommodation comprises

### Entrance hall

### Living/dining room

15' 0" x 11' 10" (4.57m x 3.61m)

### Kitchen area

10' 3" x 9' 10" (3.12m x 3.00m)

### Utility room

6' 9" x 5' 3" (2.06m x 1.60m)



## Bedroom one

12' 11" x 10' 1" (3.94m x 3.07m)

## Bedroom two

10' 0" x 9' 11" (3.05m x 3.02m)

## WC/Shower room

## Outside

Front garden

Driveway

Garage

17' 0" x 8' 6" (5.18m x 2.59m)

Rear garden







Approximate Gross Internal Area (Including Low Ceiling) = 64 sq m / 688 sq ft  
 Garage = 13 sq m / 145 sq ft

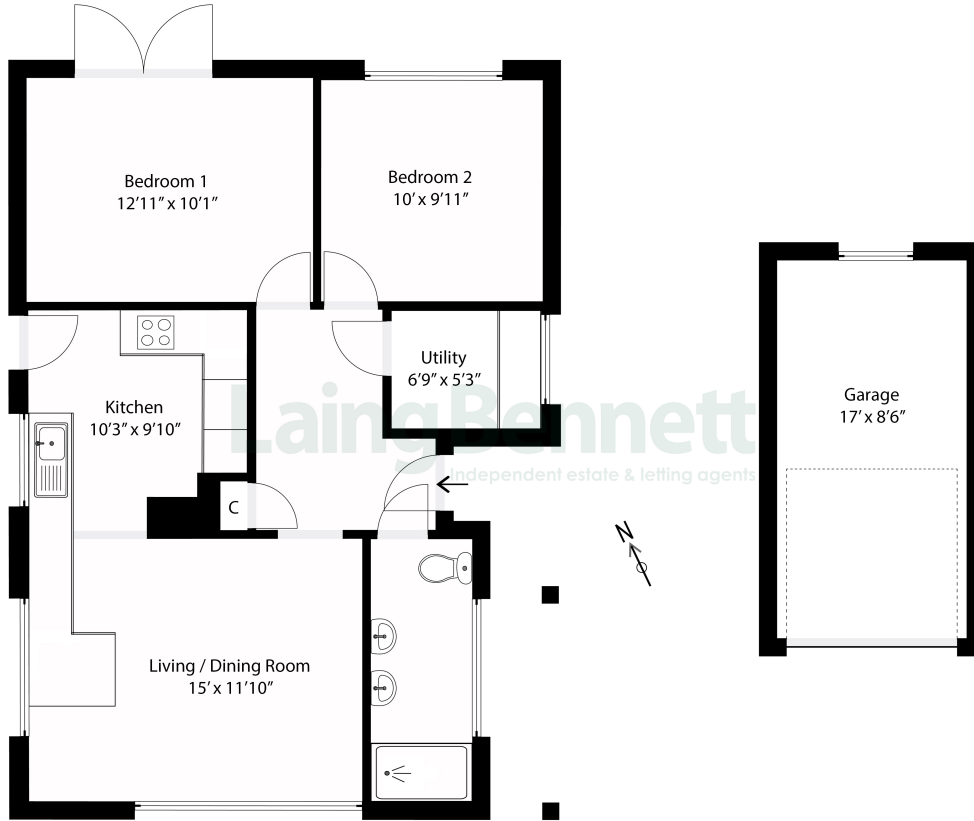
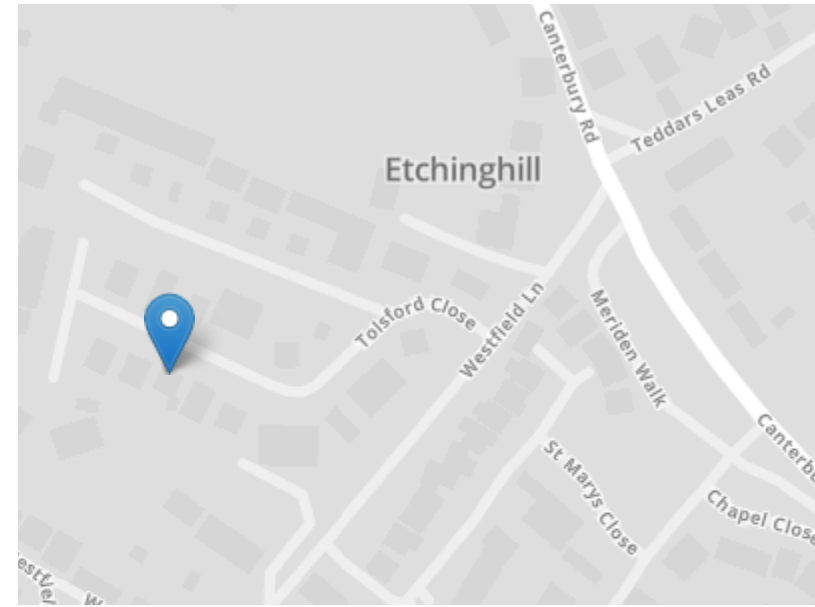


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

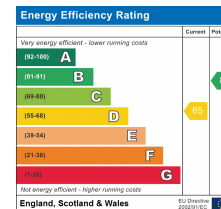
If you would like to book a viewing please contact our office on 01303 863393 or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)

See all our properties at



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

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



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.