



**Cherry Garden Avenue  
Folkestone  
Kent  
CT19**

**Offers in Excess of £830,000**

**bettermove** 

# Cherry Garden Avenue Folkestone

Bettermove are proud to present this 5 bedroom detached house in Folkestone.

The property benefits from double glazing, and gas central heating throughout, with ample off road parking available for up to 10 vehicles.

The council tax band is G.

The interior of this beautifully presented property comprises a formal lounge, separate dining room, versatile games room, and a well-appointed fitted kitchen with adjoining utility room on the ground floor, along with a convenient W.C. The first floor consists of five generously sized bedrooms, including an impressive master suite with dressing room and en-suite, as well as a family bathroom and additional separate W.C. The exterior boasts private gardens featuring a unique, fully equipped external pub with its own W.C, creating an exceptional entertaining space with potential for conversion into an annex, home office, or guest accommodation, perfect for enjoying the summer months.

Located in the popular town of Folkestone, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Folkestone Central Station, a variety of local bus routes, and quick access to the M20.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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