



20 Silverlands Road, Lyminge, Folkestone, Kent, CT18 8JG

Offers in Excess of £299,950

EPC RATING: E

No  
Chain



A delightful two bedroom semi detached bungalow in a popular residential location. The property benefits from spacious accommodation, garage, driveway and attractive rear garden which offers a pleasing amount of privacy and seclusion. The property is now in need of some updating. **NO CHAIN!** Accommodation Comprises: Entrance hall, spacious sitting room, dining room, kitchen, side lobby, inner hallway, bathroom/WC, bedroom one and bedroom two. Outside: Front garden laid to lawn. Long driveway providing off road parking and access to the garage. The rear garden is laid to lawn and offers a good degree of privacy and seclusion. EPC Rating: E



### Situation

The property is situated in the popular residential location of 'Silverlands Road' The village of Lyminge is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.



### The accommodation comprises

#### Ground floor

Entrance

Entrance hall

Sitting room

19' 11" x 11' 11" (6.07m x 3.63m)

## Kitchen

9' 8" x 8' 10" (2.95m x 2.69m)

## Dining room

8' 11" x 6' 11" (2.72m x 2.11m)

## Inner hallway

## Bedroom one

13' 0" x 9' 11" (3.96m x 3.02m)

## Bedroom two

10' 11" x 8' 11" (3.33m x 2.72m)

## Outside

### Garden

Front garden laid to lawn. Long driveway providing off road parking and access to the garage. The rear garden is laid to lawn and offers a good degree of privacy and seclusion.

### Garage

19' 11" x 8' 3" (6.07m x 2.51m)

### Heating

Electric

Heating

### Council Tax Band

Folkestone And Hythe District Council (Band C)



Approximate Gross Internal Area = 71 sq m / 760 sq ft  
Garage = 15 sq m / 165 sq ft

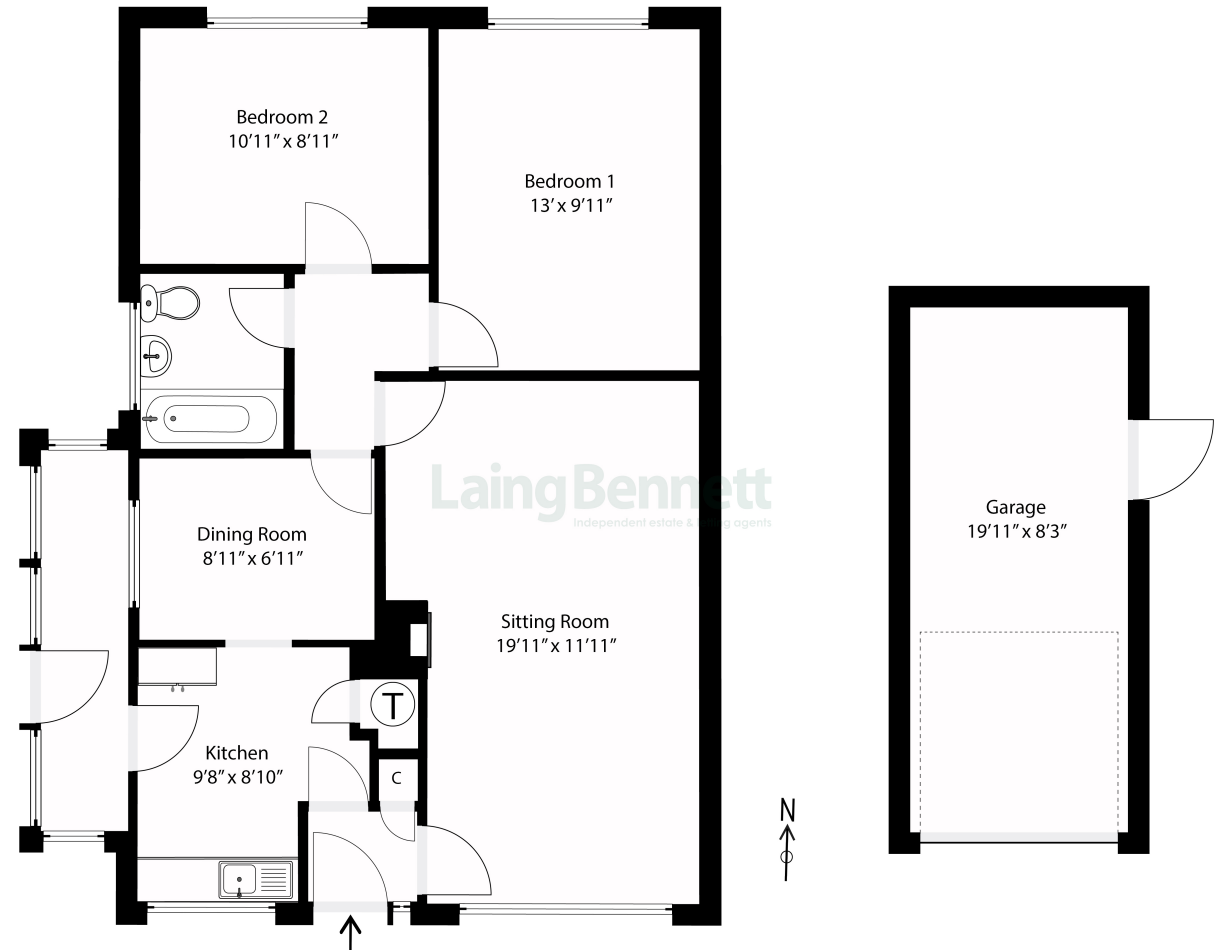


Illustration for identification purposes only. Measurements are approximate.  
Not to scale. Outbuildings are not shown in actual location.





## 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](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

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



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