Laing Bennett
Independent estate & letting agents

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

EPC Rating = D

Guide Price £425,000

A superb CHAIN FREE 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

Guide Price £425,000
Tenure Freehold
Property Type Detached House
Receptions 3
Bedrooms 4
Bathrooms 2
Heating Gas
EPC Rating D
Council Tax Band E
Folkestone & Hythe

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)

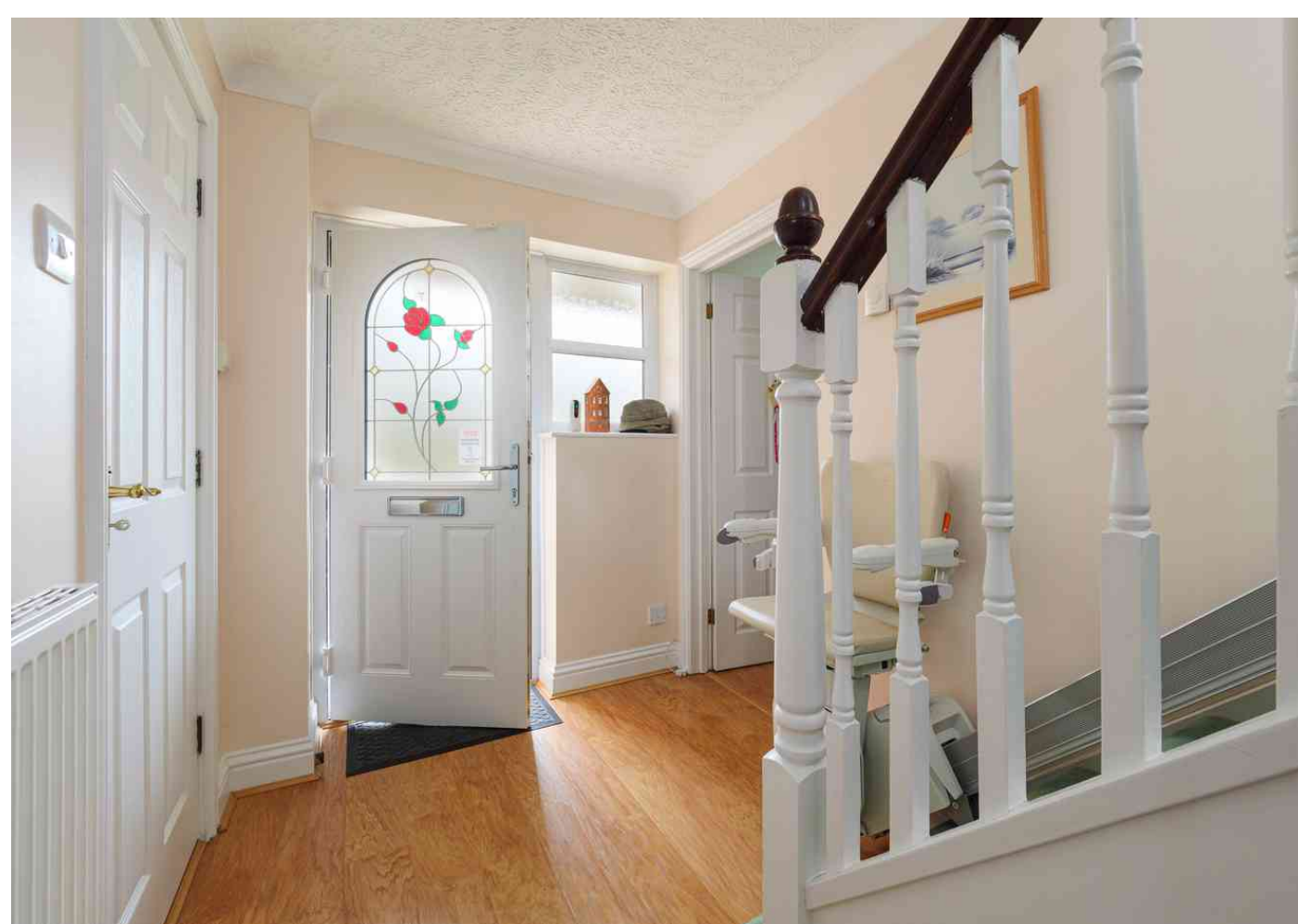**Family bathroom**

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

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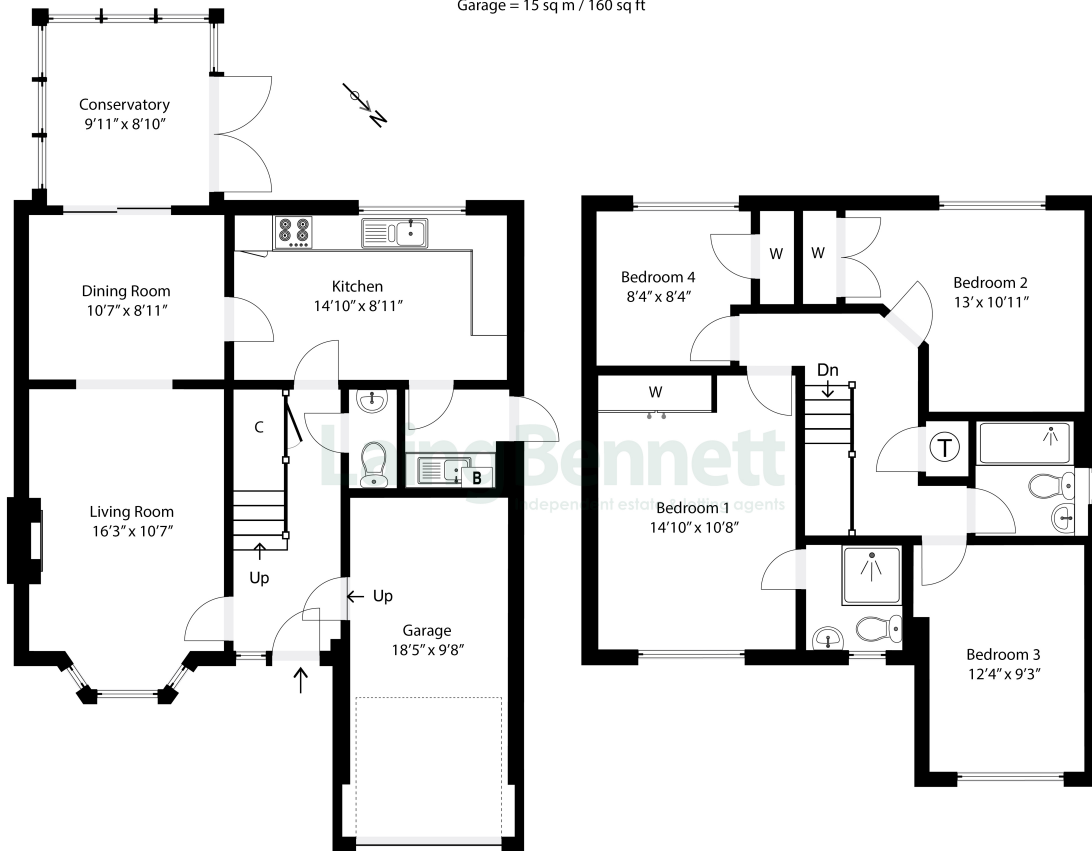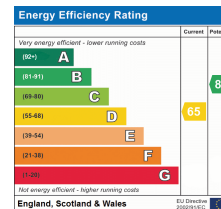Garage = 15 sq m / 160 sq ft

Conservatory
9'11" x 8'10"

N

Dining Room
10'7" x 8'11"

Kitchen
14'10" x 8'11"

C

B

Living Room
16'3" x 10'7"

Up

Up

Garage
18'5" x 9'8"

Bedroom 4
8'4" x 8'4"

W

W

W

Dn

T

Bedroom 2
13' x 10'11"

Bedroom 1
14'10" x 10'8"

Bedroom 3
12'4" x 9'3"

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.

Etchinghill

Canterbury Rd

Westfield Ln

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC