







A fantastic opportunity to purchase a substantial four bedroom family home having bright and spacious living space that would suit the needs of any family. **HIGHLY SOUGHT AFTER LOCATION - SUPERB TRANSPORT LINKS - HIGHLY REGARDED SCHOOLS CLOSE BY.** Accommodation comprises - **GROUND FLOOR:** Entrance porch, spacious entrance hall, double aspect living room with French doors leading to the garden, family room, cloakroom/WC, modern kitchen being open plan to the dining room with door to useful utility room. **FIRST FLOOR:** Landing, double aspect spacious bedroom one with opening to en suite shower room, three further bedrooms, modern bathroom and separate WC. **OUTSIDE:** Driveway providing off road parking and access to the garage, attractive paved and gravel area and path to front door. The good sized rear garden is a particularly attractive feature to the property with large sun terrace, neatly laid lawn, an array of plants, shrubs, mature hedging and trees which offer a good degree of seclusion and privacy, perfect for family living and entertaining. As you explore the garden to the far end you will discover raised vegetable beds. **EPC RATING = D**

Guide Price £725,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 4

Bathrooms 1

Parking Driveway & garage

Heating Gas

EPC Rating D

Council Tax Band F

Folkestone And Hythe District Council



Situation

The property is set in the sought after location of Cherry Garden Lane in the ever popular Port town of Folkestone which is the home of 'The Creative Quarter' boasting a thriving collection of Artist's studios and creative businesses, as well as a wide range of amenities such as Shopping centre, Supermarkets, independent shops, restaurants and leisure facilities, Folkestone benefits from the recently restored Harbour Arm which has become an increasingly popular food, drink and entertainment destination for the town and its visitors. Folkestone West Railway Station is a short walk away with a direct connection to the High-Speed service to London Stratford and St Pancras stations with an approximate journey time of 53 minutes. This property is also within easy reach of the M20 motorway and Channel Tunnel terminal.



Ground floor

Entrance porch

Entrance hall

Living room

18' 0" x 12' 6" (5.49m x 3.81m)

Family room

13' 11" x 12' 11" (4.24m x 3.94m)

Dining room

15' 0" x 13' 0" (4.57m x 3.96m)

Kitchen

8' 2" x 7' 1" (2.49m x 2.16m)

Utility room

10' 5" x 9' 0" (3.17m x 2.74m)



First floor

Landing

Bedroom one

18' 0" x 12' 6" (5.49m x 3.81m)

Ensuite shower area

Bedroom two

13' 11" x 12' 11" (4.24m x 3.94m)

Bedroom three

15' 0" x 10' 6" (4.57m x 3.20m)

Bedroom four

9' 9" x 7' 1" (2.97m x 2.16m)

Bathroom

WC

Outside

Garage and driveway parking

17' 11" x 8' 9" (5.46m x 2.67m)

Garden

Attractive easy to maintain frontage and glorious rear garden







Approximate Gross Internal Area (Including Low Ceiling) = 171 sq m / 1842 sq ft
 Garage = 14 sq m / 156 sq ft

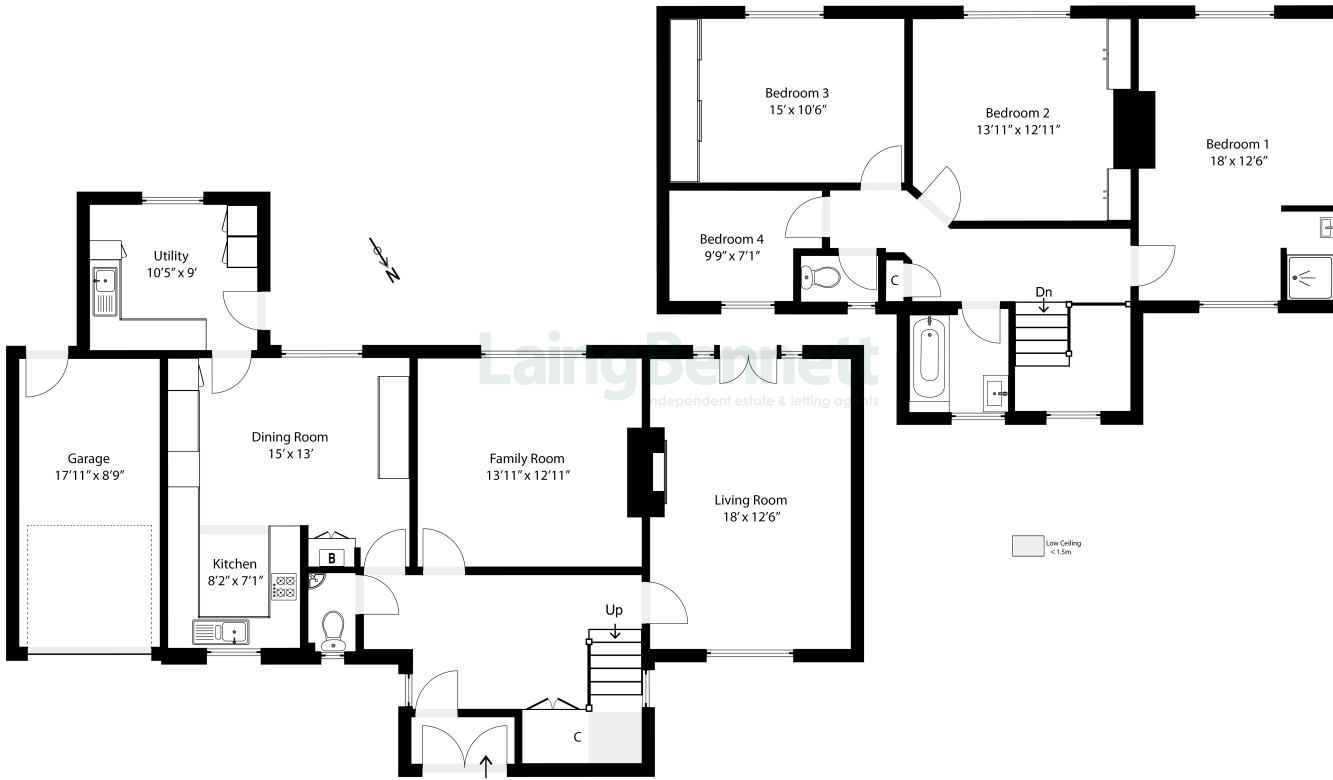


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | 76 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

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