



**28 Surrenden Road, Folkestone**

Offers in Region of **£350,000**





## 28 Surrenden Road

Folkestone

Magnificent 4-bed mid-terrace house with original features, en-suite in main bedroom, underfloor heating, and a delightful rear garden with patio and lawn area. Conveniently located near schools, transport links, and amenities. Offers from £350k. Great living space for discerning homeowners.

Council Tax band: C

Tenure: Freehold

- OFFERS IN REGION OF £350,000
- FOUR BEDROOM TERRACED HOUSE
- ORIGINAL FEATURES
- BEAUTIFUL SPACIOUS INTERIOR
- EN-SUITE TO MAIN BEDROOM
- UNDERFLOOR HEATING IN KITCHEN & EN-SUITE
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL SCHOOLS, HIGH SPEED TRANSPORT LINKS AND AMENITIES

**To place an offer on this property,  
please call 01303 279955 or email  
[cheriton@andrewandco.co.uk](mailto:cheriton@andrewandco.co.uk)**

### ENTRANCE HALLWAY

15' 3" x 3' 6" (4.64m x 1.07m)

Single glazed wooden framed window looking into the garden which brings light to the hallway. Exposed wooden floorboards, lovely original coving, radiator, stairs to first floor landing. Door to:-

### LOUNGE

14' 3" x 12' 3" (4.34m x 3.73m)

UPVC double glazed bay window to the front, exposed wooden floorboards, original coving, picture rail and radiator.

### INTERNAL HALLWAY

21' 7" x 2' 8" (6.59m x 0.82m)

Large storage cupboard under the stairs with electric consumer unit (only 3 years old), second storage cupboard beside door to downstairs w/c, coving, picture rail and radiator.

### KITCHEN

18' 6" x 9' 3" (5.64m x 2.81m)

Sash single glazed window to the side of the property, further wooden glazed window and wooden glazed door with access to the garden. Kitchen comprises of matching wall and base units in grey (3 years old), integrated dishwasher, fan oven, extractor fan, gas hob, stainless steel sink with food waste macerator, granite worktops, mirrored glass splashbacks, breakfast/table area, Amtico flooring with underfloor heating, coving and LED lighting. Large cupboard housing laundry/utility area and wall-mounted combi boiler (3 years old).

### DINING ROOM

12' 3" x 12' 3" (3.74m x 3.74m)

Two UPVC double glazed windows to the rear overlooking the garden, exposed wooden floorboards, original coving and radiator.



**DOWNSTAIRS W/C**

4' 2" x 2' 8" (1.28m x 0.81m)

Internal w/c with wall-hung toilet, hand basin and exposed wooden floorboards.

**FIRST FLOOR LANDING**

24' 1" x 2' 8" (7.35m x 0.82m)

Carpeted floor coverings, loft hatch, picture rail, coving and doors to:-

**BEDROOM**

11' 3" x 14' 8" (3.42m x 4.46m)

UPVC double glazed bay window to the front of the property, carpeted floor coverings, coving, radiator and in-built storage. Door to:-

**EN-SUITE TO MAIN BEDROOM**

12' 5" x 4' 9" (3.79m x 1.45m)

UPVC double glazed frosted window to the front of the property, large walk-in shower with soft stone shower base and smart shower, wall hung w/c, vanity unit housing sink, large mirrored storage, separate storage cabinet, extractor fa, Amtico flooring and underfloor heating and heated towel rail.

**BEDROOM**

8' 5" x 9' 3" (2.56m x 2.82m)

UPVC double glazed window to the side, carpeted floor coverings, coving and radiator.

**BEDROOM**

9' 6" x 9' 3" (2.89m x 2.83m)

UPVC double glazed window to the side, carpeted floor coverings, coving and radiator.

**BEDROOM**

12' 4" x 12' 0" (3.75m x 3.67m)

Two UPVC double glazed windows to the rear, carpeted floor coverings and radiator.



## SHOWER ROOM/BATHROOM

7' 0" x 5' 5" (2.14m x 1.65m)

UPVC double glazed frosted window to the rear, walk-in shower cubical with thermostatic shower, wall-hung toilet, vanity sink unit, mirrored vanity unit on the wall, Amtico flooring, heated towel rail and extractor fan.



### Ground Floor

Approx. 62.0 sq. metres (667.5 sq. feet)



### First Floor

Approx. 62.4 sq. metres (671.8 sq. feet)



Total area: approx. 124.4 sq. metres (1339.3 sq. feet)