



## Allmand Drive, Folkestone

Guide Price £380,000



  
**ANDREW & CO**  
ESTATE AGENTS





## 19 Allmand Drive

Folkestone

Fantastic 3-bed semi-detached house in a popular area. Modern interior in excellent condition, ideal for families. Features a spacious lounge, conservatory, garage, off-road parking. Guide price £380,000 - £400,000 with impressive EPC rating "B". Book a viewing today!

Tenure: Freehold

- Guide Price £380,000 - £400,000
- Semi Detached Property
- Three Bedroom
- Modern Condition
- Garage & Off Road Parking
- Good Size Conservatory / Play Room
- EPC Rating "B"

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### ENTRANCE HALL

Composite glazed front door with tiled flooring, stairs to first floor landing with cupboard under the stairs, meter cupboard and a radiator. Doors to:-

### KITCHEN/BREAKFAST ROOM

UPVC double glazed window to the front of the property with fitted blinds and a radiator. Kitchen has matching wall and base units in high gloss with fan oven, electric hob, extractor fan and sink. There is a fitted washing machine and dishwasher with space for a freestanding fridge freezer.

### LOUNGE/DINER

UPVC double glazed patio doors to the conservatory with windows either side, luxury herringbone vinyl and a radiator.

### CONSERVATORY

UPVC double glazed patio doors and windows with tiled flooring and wall lights. The conservatory also has under floor heating and an insulated roof.

### WC

Internal room with tiled flooring, close coupled w/c hand basin and a radiator.

### LANDING

Carpeted floor coverings with loft hatch with a drop down ladder to the loft and a radiator. Doors to:-





**BEDROOM**

UPVC double glazed window to the front of the property with carpeted floor coverings, fitted wardrobes and a radiator. Door to:-

**ENSUITE**

UPVC double glazed frosted window to the front of the property with vinyl flooring. There is a shower, close coupled w/c, hand basin and a radiator.

**BEDROOM**

UPVC double glazed windows to the rear of the property with carpeted floor coverings and a radiator.

**BEDROOM**

UPVC double glazed windows to the rear of the property with fitted blind, carpeted floor coverings and a radiator.

**BATHROOM**

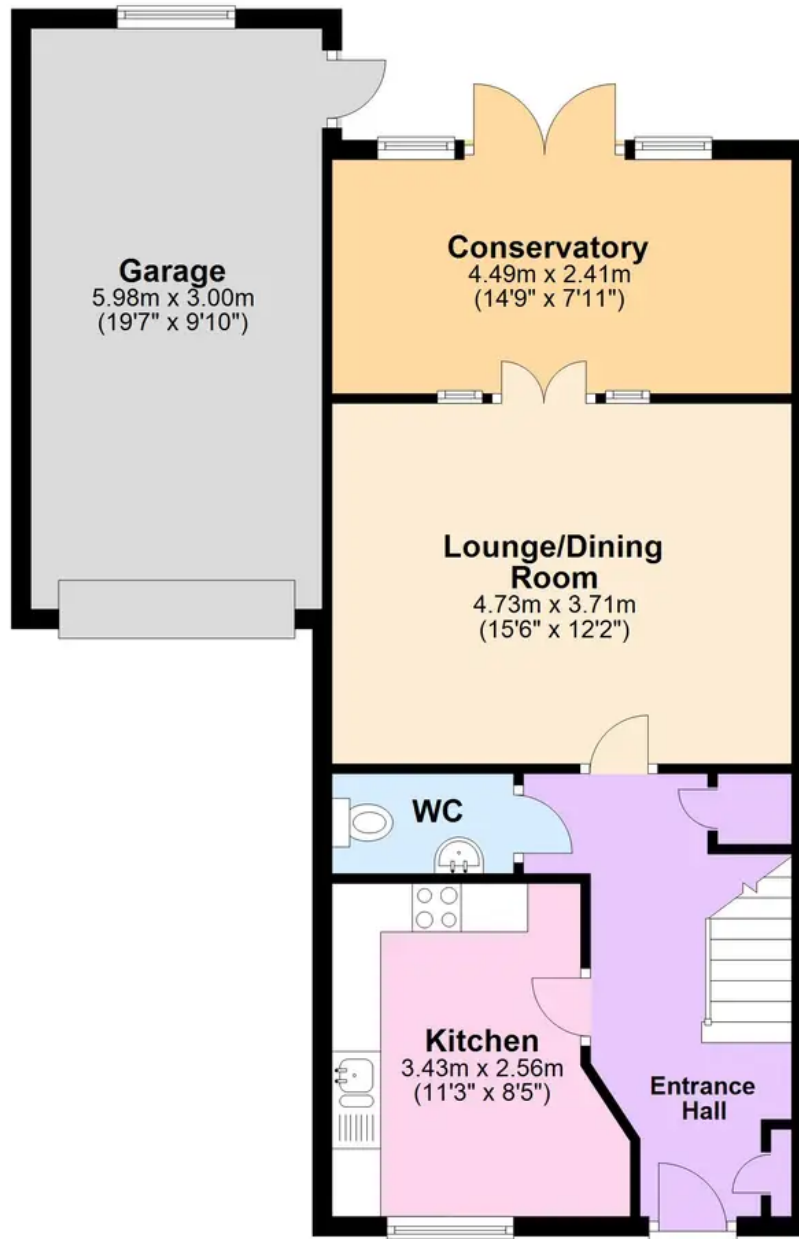
Internal room comprising of a bath with shower attachment, close couple w/c, hand basin and a radiator.





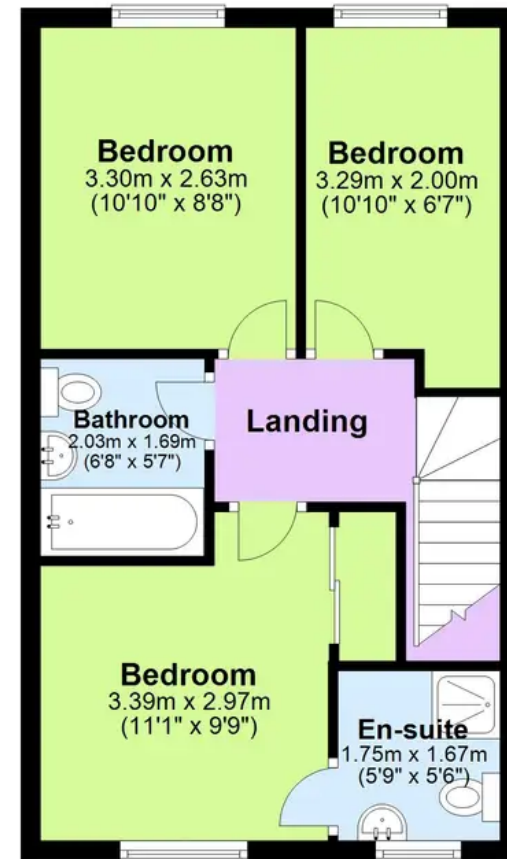
## Ground Floor

Approx. 69.3 sq. metres (745.8 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.