



194, Shorncliffe Road, Folkestone, CT20 3PH

Guide Price £490,000



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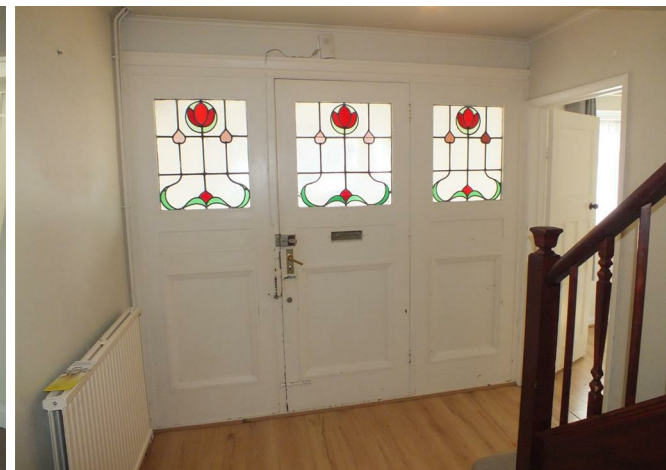
Folkestone, CT20 3PH

Occupying a corner position and arranged over 3 floors, this lovely 5-bedroom property benefits from a 24 ft sitting room, kitchen/dining room, 2 ensuite bathrooms, bathroom and separate W.C., cloakroom, 2 single garages plus off road parking spaces, together with front and rear gardens.

The property benefits from gas central heating and double glazing and outside there are 2 single garages with 2 parking spaces in front, with a further off road parking space to the front of the property. There is a small front garden and enclosed rear garden. From the rear of the property there are lovely views to the North Downs.

This semi-detached home is situated in a popular residential location and close to Folkestone West railway station with its High Speed service to London St Pancras in under 1 hour. There is also the Channel Tunnel Terminal at Cheriton giving access to the continent. The M20 motorway is a short drive away leading to London and the M25 Orbital. Both boys and girls grammar schools are nearby as well as primary schools and local supermarkets.

A viewing is recommended to appreciate all this property has to offer.





Full Description

ENTRANCE HALL

CLOAKROOM

SITTING ROOM / DINING ROOM

24'5" into bay x 10'9" (7.45 into bay x 3.30)

KITCHEN

11'1" x 9'4" (3.38 x 2.87)

DINING ROOM

10'11" x 9'4" (3.33 x 2.87)

UTILITY AREA

BEDROOM 1 (Principal bedroom)

10'11" x 14'7" (3.33 x 4.45)

EN SUITE

BEDROOM 2

13'2" into bay x 11'0" (4.03 into bay x 3.36)

BEDROOM 3

8'0" x 8'6" (2.46 x 2.61)

BEDROOM 4

8'0" x 9'4" (2.46 x 2.87)

BATHROOM

SEPARATE W.C

BEDROOM 5

12'10" x 12'4" (3.92 x 3.78)

EN SUITE BATHROOM

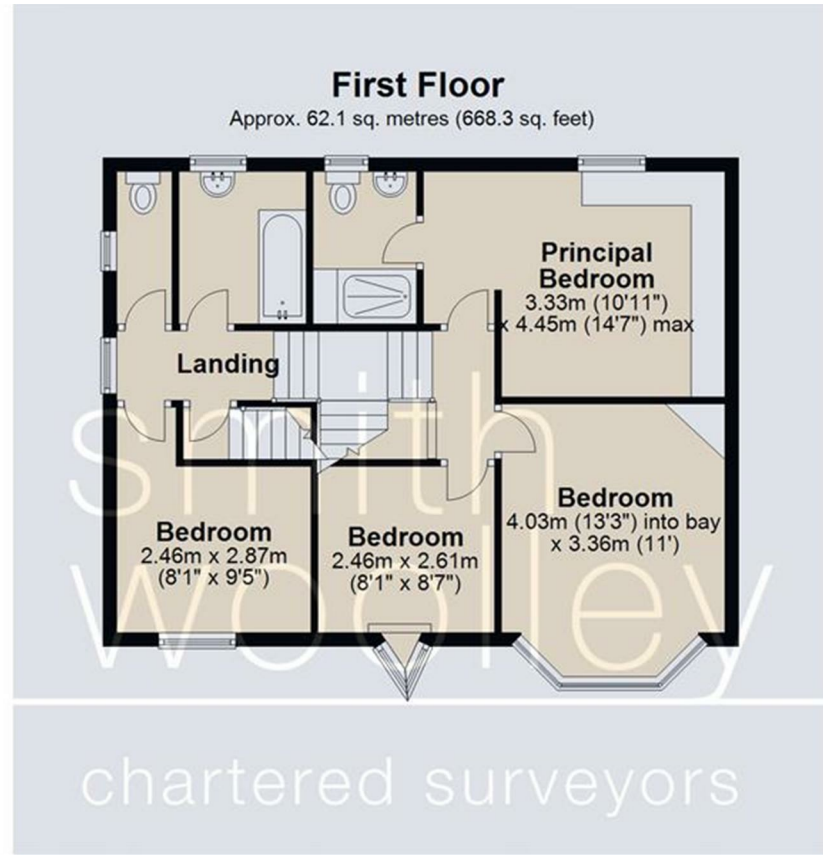
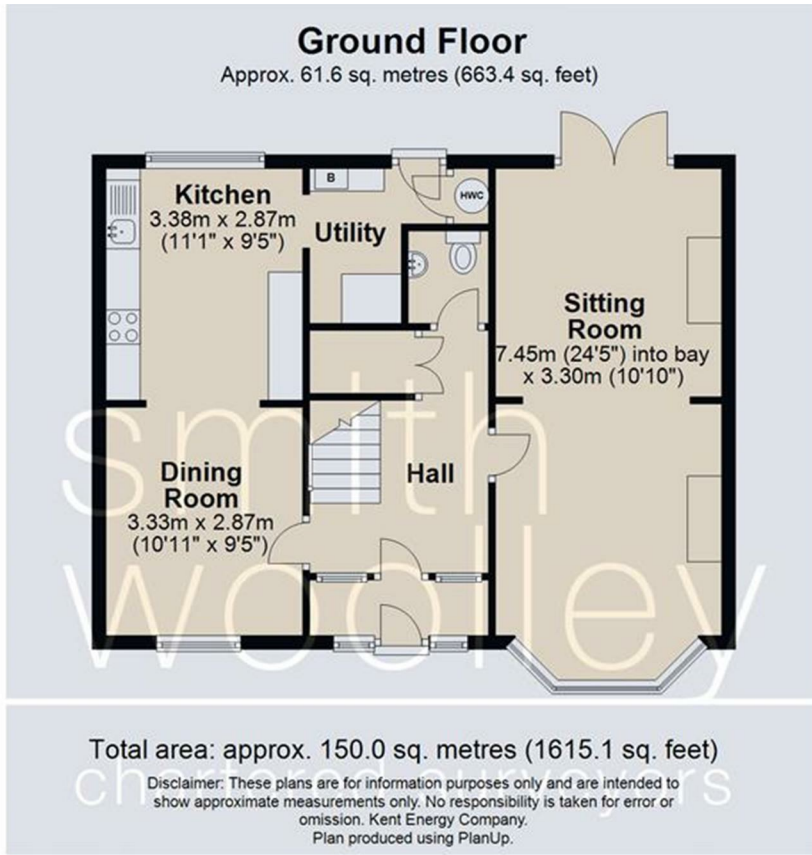
OUTSIDE

- 5 Bedrooms
- Views towards the North Downs
- Parking for several vehicles
- 2 single garages
- Excellent transport links





Floor Plans (*Additional floors may be continued on further brochure pages)



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	69	82

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC	1	1

Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.