



20, Cherry Garden Lane, Folkestone, CT19 4AD  
Guide Price £720,000



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## Folkestone, CT19 4AD

The property, while require updating, provides the new owner with flexible accommodation of 3/4 bedrooms with the potential to extend subject to the usual planning consents. The property also benefits from an attached garage with electric roller door and driveway to the front. A particular feature of the property is the large well stocked rear garden, with a number of mature trees, fruit trees and shrubs and which backs onto Morehall Recreation Ground. There is gas fired central heating and the majority of windows are double glazed.

On the ground floor, the property provides a Sitting room, Dining room and Kitchen leading to a Utility room. There is also a further room that can be used as a fourth bedroom, or additional living space, which leads through to a shower room and separate W.C. On the first floor, the property benefits from three bedrooms, and a family bathroom with a separate W.C.

An internal viewing of this delightful property is strongly recommended to appreciate the potential it has to offer.





## Full Description

### Situation

**Sitting room** 18'2" x 12'0" (5.54 x 3.66)

**Dining room** 11'7" max x 12'10" max (3.55 max x 3.93 max)

**Kitchen** 6'2" x 14'6" (1.89 x 4.42)

**Utility room** 5'2" x 13'6" (1.60 x 4.14)

**Bedroom 4 (ground floor)** 11'7" x 12'1" (3.55 x 3.69)

### Shower room

### W.C.

**Main bedroom** 18'0" x 12'3" (5.51 x 3.74)

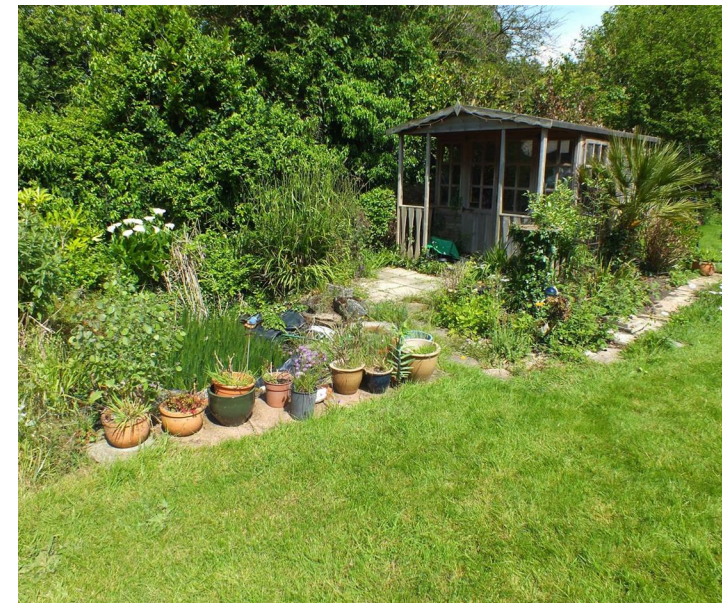
**Bedroom 2** 11'7" x 9'11" (3.55 x 3.04)

**Bedroom 3** 11'7" x 9'1" (3.55 x 2.79)

### Main bathroom

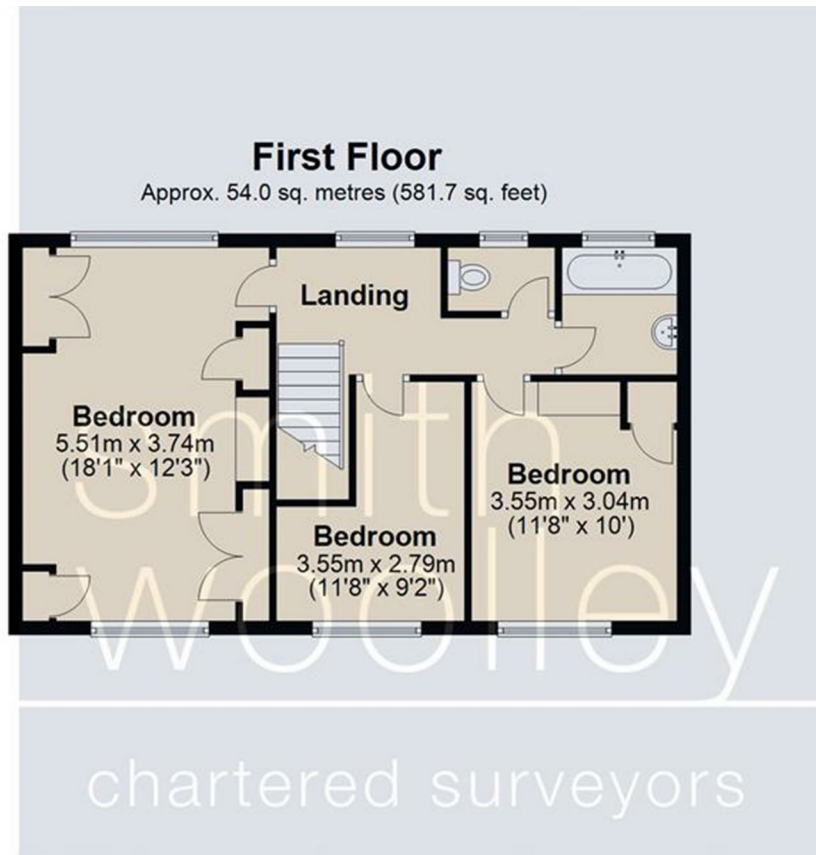
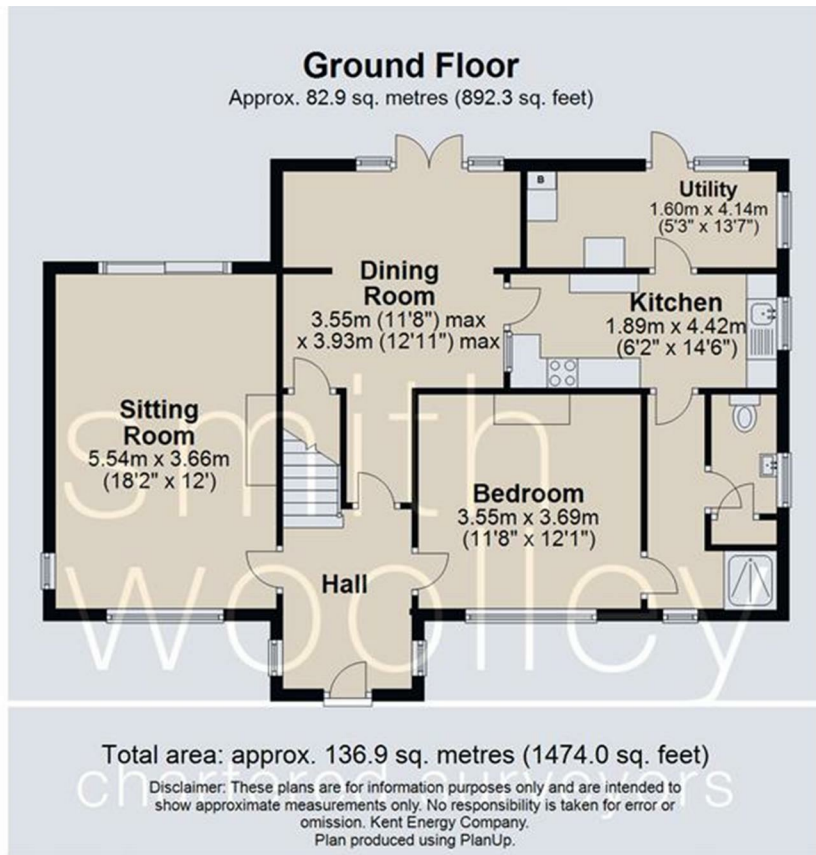
### W.C.

- 3/4 bedrooms
- Large rear garden
- Attached garage
- Potential to extend (subject to usual planning consents)
- Excellent location and transport links
- Internal viewing strongly recommended





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>65</b>	<b>76</b>

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

**Viewing**

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