



24, Cherry Garden Avenue, Folkestone, CT19 5LD  
Price Guide £975,000



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## Folkestone, CT19 5LD

A stunning 5 bedroom, 3 reception room detached house of much style and character and having over 3200 sq feet of well proportioned living accommodation. Occupying a large plot, the property also includes a separate garden room built in the front garden, which is currently used as a bar and ideal for entertaining, but would also be ideal for use as a home office. The extensive front garden comprising mature trees and shrubs and lawned area as well as a long driveway leading to an attached garage with parking for a large number of vehicles.

This spacious family home enjoys five bedroom accommodation, family bathroom, with the principle bedroom also having a good sized en-suite bathroom/shower room/W.C. and a dressing room area. There are three large reception rooms, kitchen/breakfast room, a large impressive entrance hall, separate W.C., and a decked area to the rear with roof covering housing a hot tub. The large front garden has a long driveway leading to an attached garage and there is a lawned area together with many mature trees and shrubs. The current owners have built a 19' max x 15'11" garden room in the front garden with planning permission, which is linked to the main house by large timber decked seating area. This versatile garden room is currently used as a bar, and benefits from a log burner, electric heating, uPVC double glazing and a separate W.C, but would also be an ideal space to convert to a home office or craft space. The sheltered rear garden has both a patio and decking area and is adjacent to the Three Hills Sports Park.







## Full Description

### Situation

### Hallway

### Sitting Room

16'11" x 21'4" (5.18 x 6.52)

### Dining Room

12'5" x 15'7" (3.79 x 4.75)

### Kitchen/Breakfast Room

13'3" x 15'5" (4.06 x 4.72)

### Utility Room

12'2" x 4'10" (3.71 x 1.49)

### Games Room

16'11" max x 12'2" (5.18 max x 3.71)

### Attached Garage

22'10" x 11'3" (6.98 x 3.45)

### Landing

### Principal Bedroom

16'11" x 12'6" (5.18 x 3.82)

### En Suite

### Dressing Room

8'2" x 11'0" (2.51 x 3.37)

### Bedroom 2

16'6" x 12'6" (5.03 x 3.83)

### Bedroom 3

9'7" x 15'3" (2.94 x 4.67)

### Bedroom 4

11'6" x 12'5" (3.53 x 3.80)

### Bedroom 5

9'7" x 7'8" (2.94 x 2.36)

### Garden Room

19'0" max x 15'11" (5.80 max x 4.86)

- NO CHAIN
- Spacious and set in a large plot
- Excellent, sought after location
- 5 bedrooms
- Garden room with log burner
- Large front garden space
- Garage and parking for many vehicles

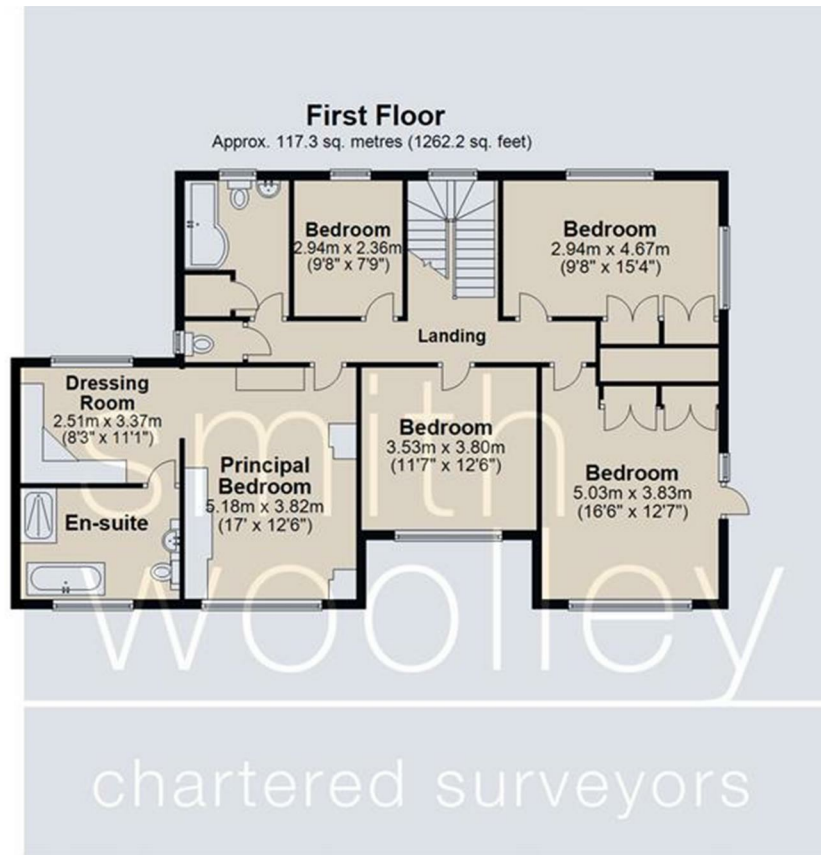








Floor Plans (\*Additional floors may be continued on further brochure pages)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.