



smith
woolley
chartered surveyors

28, Cornwallis Avenue, Folkestone, CT19 5JB
Guide Price £780,000



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Folkestone, CT19 5JB

This individually designed and extended detached family home is positioned in a lovely tree lined avenue adjacent to the grounds of Folkestone Sports Centre and opposite the Three Hills Sports Park. The original house was built in 1968 and has been substantially extended by the current owners providing over 2600 sq feet of flexible living accommodation, making it the perfect family home. The ground floor comprises a spacious entrance hall, 20ft sitting room and family room. A particular feature of the property is the 32 ft x 19 ft max open plan kitchen/living/dining room with bi fold doors opening out onto the rear garden. There is also a good size utility room with door leading out to a side passageway, and cloakroom. On the first floor there are 5 bedrooms (3 with en-suites), and a family bathroom.

The property enjoys the benefits of both uPVC replacement double glazing and under floor heating throughout, brick block driveway with parking for several vehicles and an integral garage. The front and rear gardens are well stocked with mature trees, shrubs, and lawned area together with an area of decking running the width of the rear of the property to provide an ideal seating area to enjoy the sheltered rear garden.

The property is located close to good local primary and secondary schools including both the nearby Girls and Boys Grammar schools. Folkestone Central train station, with its high-speed rail link to London St Pancras in under 1 hour is within walking distance and there is easy access to the continent via the Channel Tunnel terminal at Cheriton, or by ferry from Dover Harbour. The M20 Motorway is a short drive away leading to London and the M25 orbital. Folkestone's lovely harbour area enjoys a bustling Harbour Arm offering many seasonal activities, and the Old High Street within the Creative Quarter affords charming café's, eateries and bars.

An internal viewing of this spacious family home is strongly recommended.

NB – The vendor is related to an employee of Smith Woolley.





Full description

Situation

Lobby and hallway

Kitchen/Living/Dining Room 32'5" max x 19'11" max (9.89 max x 6.08 max)

Sitting Room 12'4" x 20'5" (3.76 x 6.24)

Family Room 15'7" x 14'3" (4.75 x 4.35)

Utility Room 14'3" max x 8'6" (4.35 max x 2.61)

Cloakroom

Integrated garage 17'7" x 8'6" (5.38 x 2.61)

First Floor Landing

Principal Bedroom 12'10" x 15'2" (3.92 x 4.64)

Bedroom 2 9'5" x 15'0" (2.88 x 4.59)

Bedroom 3 13'1" x 8'6" (4.01 x 2.60)

Bedroom 4 12'4" x 8'10" (3.78 x 2.71)

Bedroom 5 8'11" x 10'9" (2.73 x 3.30)

3 x en-suite's

Family Bathroom

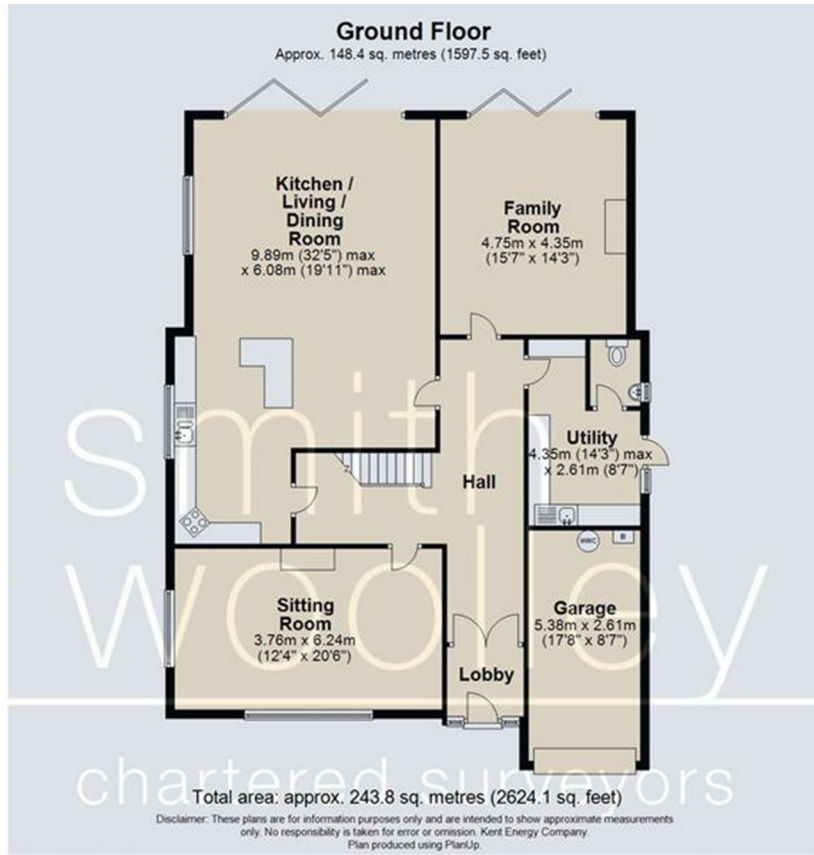
Garden

- Spacious family home that has been extended
- 5 good sized bedrooms
- 3 en-suites and a family bathroom
- Lovely rear garden and front garden
- Under floor heating and uPVC double glazing throughout
- Excellent location near to transport links and schools

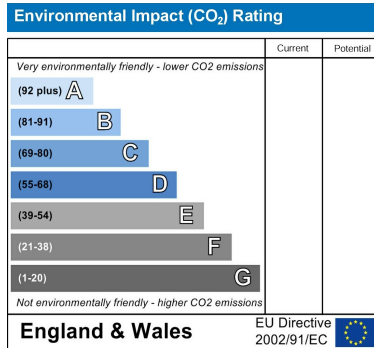
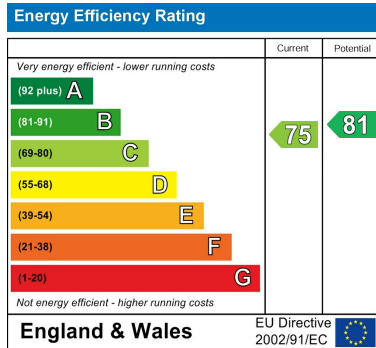




Floor Plans (*Additional floors may be continued on further brochure pages)



EPC



Viewing

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