

smith
woolley

chartered surveyors



165, Cheriton Road, Folkestone, CT19 5HG

Guide Price £625,000



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Folkestone, CT19 5HG

Smith Woolley are delighted to bring to the market this charming 5-bedroom extended semi-detached house is located in an extremely popular and convenient residential location on Cheriton Road, just a few minutes walk from Folkestone Central Station providing a high speed rail link with a journey time of under an hour to London St Pancras. There is also easy access to the continent either by Euro Tunnel or by ferry. Both girls and boys grammar schools are close by as well as good local primary schools. Folkestone provides good shopping, entertainment and leisure facilities. The picturesque Folkestone Harbour is nearby, enjoying a bustling harbour Harbour Arm with its bars, eateries and seasonal activities, as well as the charming Old High Street within the Creative Quarter.

Now requiring worthwhile updating and offering the new owner the ideal opportunity to put their on stamp on the property, the house enjoys many original features. There is gas-fired central heating throughout and replacement uPVC double glazing to the majority of windows. The property offers flexible living accommodation consisting of, on the ground floor a covered entrance porch leading to a spacious entrance hall, sitting room, dining room, kitchen, cloakroom and utility area. An impressive staircase leads to the first floor, comprising 5 bedrooms, a fully tiled shower room and separate cloakroom.

Standing on a large plot, the property enjoys a lovely sheltered south facing mature rear garden with a patio area and a good size front garden with lawn and a variety of shrubs. There is a brick block driveway with parking for several cars leading an attached garage.

An internal viewing of this enchanting property, which is being offered for sale with no forward chain, is strongly recommended.

NB. A portion of the rear garden directly adjacent to the railway line is rented from Network Rail. This is long standing arrangement for which the vendors pay approximately £135 per annum.





Full Description

Driveway and Entrance Porch

Entrance hall

Sitting room

11'11" x 14'0" (3.64 x 4.29)

Dining room

12'0" x 14'1" (3.68 x 4.31)

Kitchen

10'0" x 10'0" (3.06 x 3.07)

Inner hallway

Cloakroom

Stairs and Landing

Shower room

Bedroom 1

17'8" x 11'8" (5.41 x 3.56)

Stairs to Main Landing

W.C.

Bedroom 2

14'2" max x 14'1" (4.32 max x 4.31)

Bedroom 3

11'11" x 13'10" (3.65 x 4.23)

Bedroom 4

9'10" x 9'10" (3.02 x 3.02)

Bedroom 5

7'6" x 11'5" (2.30 x 3.48)

Front Garden

Garage

17'5" x 9'0" (5.32 x 2.76)

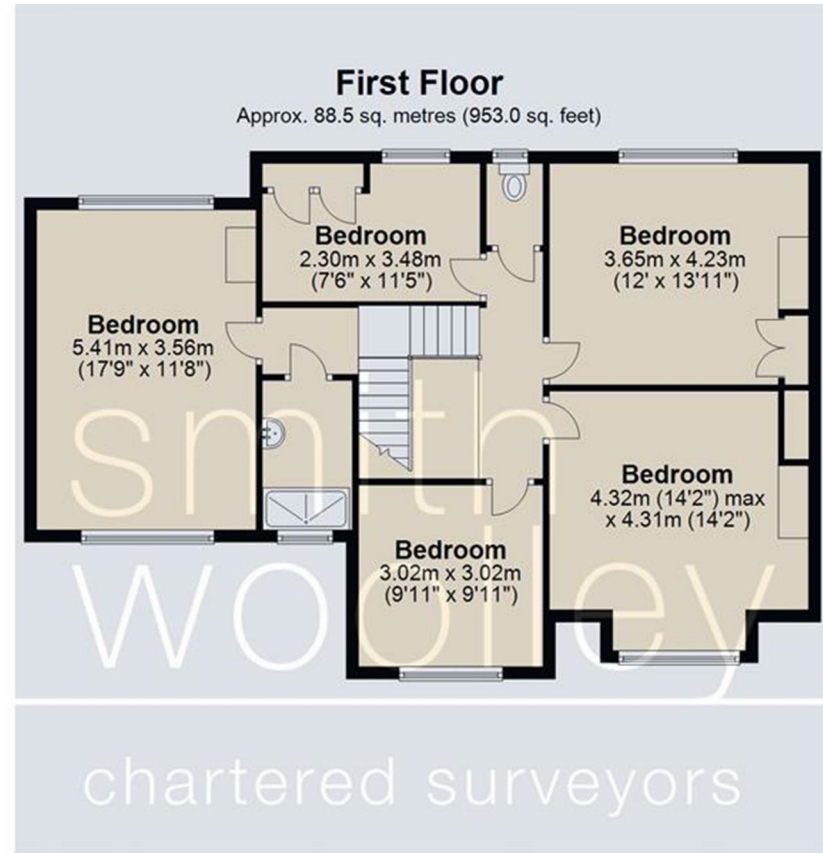
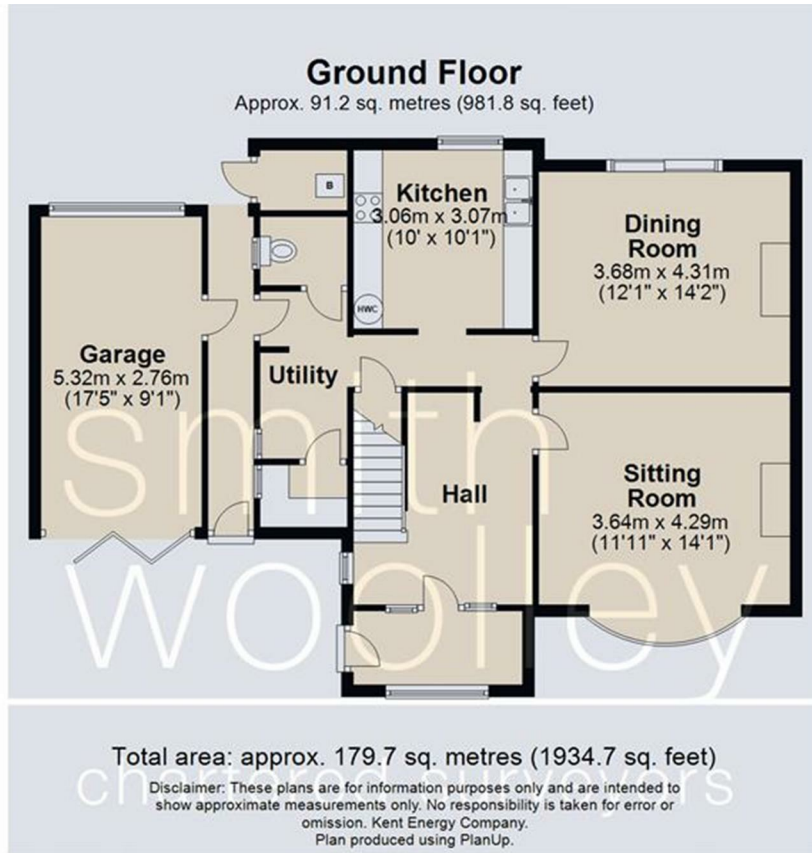
Rear Garden

- Extended 5 bedroom family home
- Close walking distance to Folkestone Central train station
- Off road parking for several cars
- Attached garage
- Sheltered south facing rear garden
- Gas central heating throughout
- Excellent location, close to local amenities

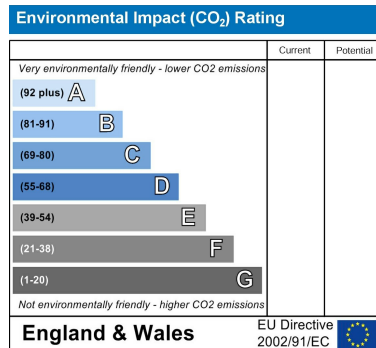
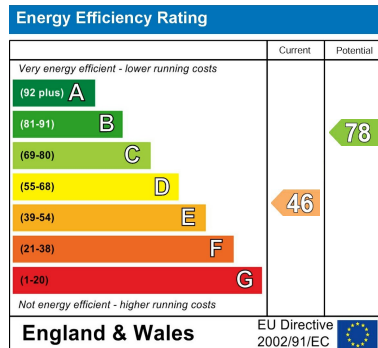




Floor Plans (*Additional floors may be continued on further brochure pages)



EPC



Viewing

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

43 Castle Avenue, Folkestone, Kent, CT20 2RB

Tel: 01303 226622 Email: sales@smithwoolley.com <http://www.smithwoolley.com>

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