



26, Cornwallis Avenue, Folkestone, CT19 5JB
Guide Price £750,000





Folkestone, CT19 5JB

This individually designed four bedroom detached house is located in a lovely tree lined avenue. The property is in excellent decorative order throughout, benefitting from uPVC replacement double glazing and gas fired central heating. On the ground floor the entrance hall leads to a lovely open plan kitchen/dining room/ sitting room, with doors opening into a spacious garden room with log burner and bifold doors opening out onto the attractive rear garden. There is also a cloakroom and utility room with door leading to the integral garage/workshop with electric up and over door. On the first floor are four double bedrooms all with built in wardrobe cupboards, and a spacious shower room/w.c.

Outside there is brick block paving to the front of the property allowing for off road parking for several cars and a side access leads you to the delightful rear garden which is mainly laid to lawn, with flower borders, a variety of shrubs, and with a paved patio area immediately adjacent to the house and evergreen conifer hedging to the length of one boundary.

The property is ideally situated for many local amenities including The Three Hills Sports Park which offering sporting activities, and supermarkets. 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 cafe's, eateries and bars.

An internal viewing in order to appreciate all that this delightful property has to offer is strongly recommended.





Full Description

Porch and Inner Hallway / Cloakroom

Living/Dining/Kitchen

22'1" x 31'2" (6.75 x 9.52)

Garden Room

13'3" x 19'9" (4.05 x 6.02)

Utility

11'8" x 5'7" (3.58 x 1.71)

Staircase and Landing

Bedroom 1

10'5" x 12'3" (3.20 x 3.75)

Bedroom 2

10'0" x 12'4" (3.07 x 3.76)

Bedroom 3

9'1" x 12'3" (2.78 x 3.75)

Bedroom 4

9'1" x 10'9" (2.79 x 3.29)

Bathroom

Outside - Integral garage

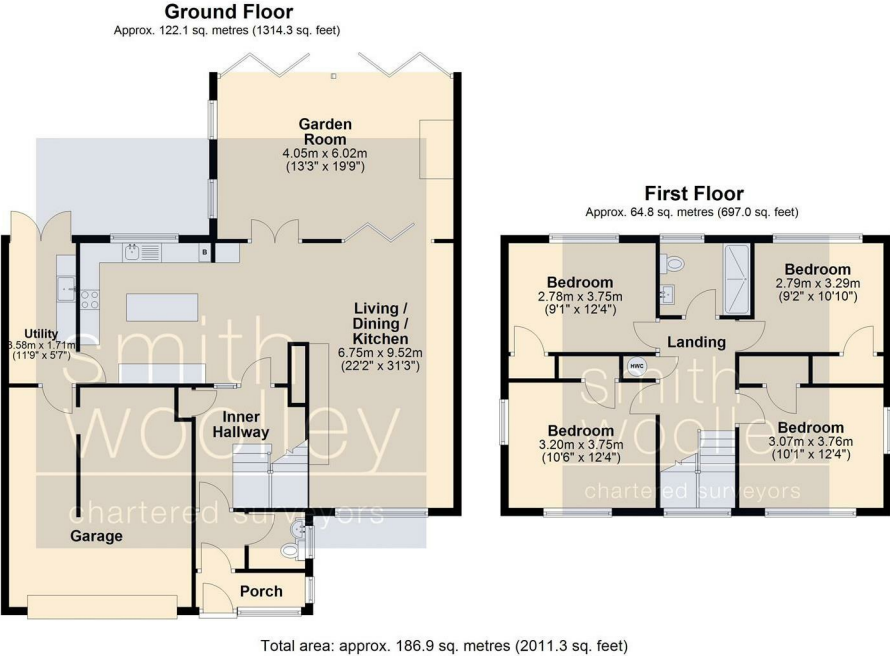
Outside

- Detached 4 bedroom house
- Desirable location
- Delightful rear garden
- Garage and ample parking
- Close to local amenities and transport links

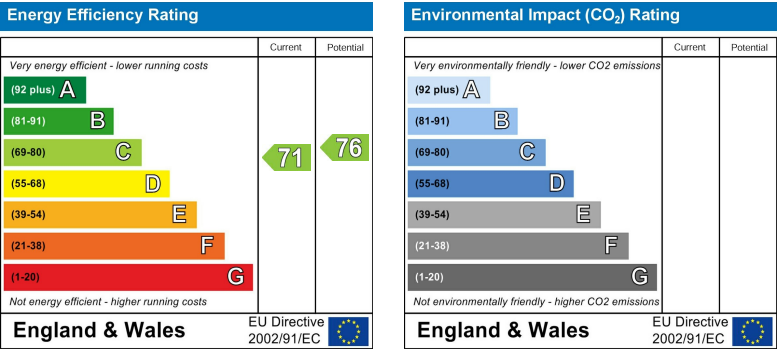




Floor Plans (*Additional floors may be continued on further brochure pages)



EPC



Viewing

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