



# Somerset Road, Folkestone, Kent

Guide Price £375,000

3 1 2



Nestled in the heart of Cheriton, this substantial three-bedroom end of terrace home on Somerset Road offers a wealth of potential for the discerning buyer. With the added benefit of a two-storey workshop at the rear, split on a separate title, this property provides an exciting opportunity to extend, develop, or create additional living space, subject to the necessary planning permissions.

Upon arrival, the property offers off-road parking for one to two cars, adding convenience in this popular residential area. Entering through a porch, you are welcomed into a spacious hallway leading to the main living areas.

The living room at the front of the property is generously sized, providing a bright and comfortable space. Adjacent is a separate dining area, ideal for entertaining, with the added benefit of a storage cupboard. The kitchen, situated to the rear, is of a good size and provides ample space for modernisation or extension, should the buyer wish.

To the rear, a lean-to with patio doors opens out onto the low-maintenance paved garden—a sun trap in the warmer months, perfect for outdoor relaxation. There is also a brick-built storage area to the side of the property that offers further potential for conversion, subject to planning consent.

The first floor hosts two well-proportioned double bedrooms and a family bathroom. A staircase leads to the second floor where you'll find the third bedroom, a good-sized room that benefits from ample natural light.

A unique feature of this property is the two-storey workshop at the rear, included in the sale but on a separate title, offering incredible scope for development.

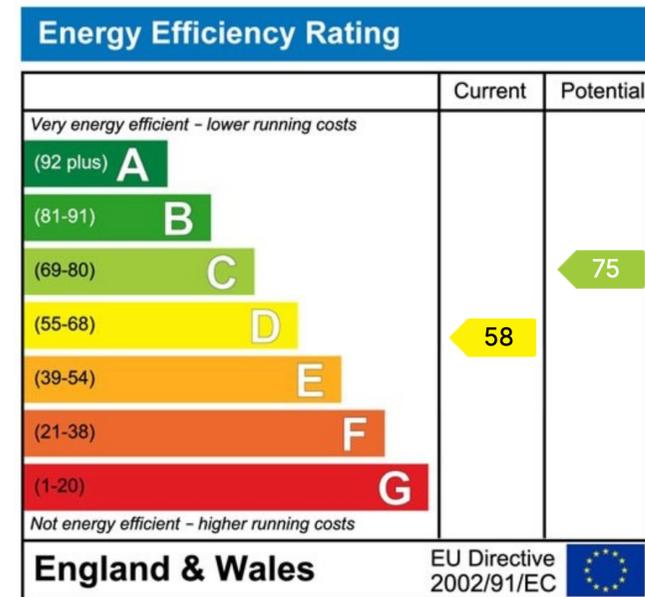
With power and a separate fuse board already in place, this versatile space is currently used for storage but could easily be transformed into a one- or two-bedroom annex or separate dwelling, subject to obtaining the relevant permissions.





Measurements are approximate and for display purposes only

- Three Bedroom House
- Room To Extend STPP
- Fantastic Size
- Separate Workshop On Split Title
- Off Road Parking
- Large Lounge
- Separate Dining Area
- Secure Storage Room
- Three Double Bedrooms
- Great Location



01303 475085

Match Estates LTD, trading as Match Estates, is a private limited company: 15509408  
 Registered Address: B3 Bouverie House, Folkestone, Kent, CT20 1AE  
 VAT Registration Number: 464 1921 89

[www.match-estates.co.uk](http://www.match-estates.co.uk)

