



Price
£450,000

Freehold

5x  2x  2x 

**Cheriton Road,
Folkestone, Kent, CT19**

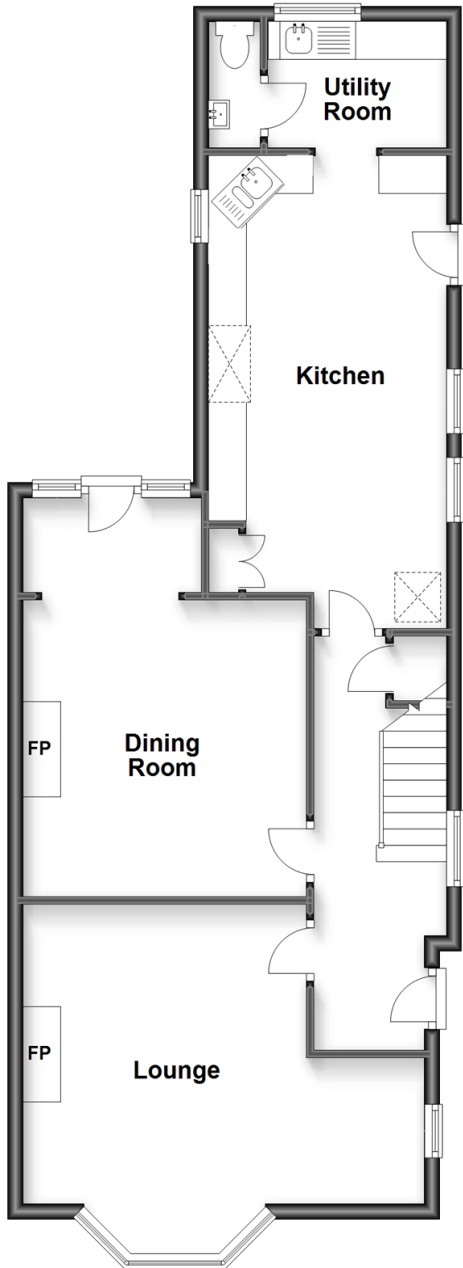
OVER 60?

Secure this property
for up to **59% less!**

Wards
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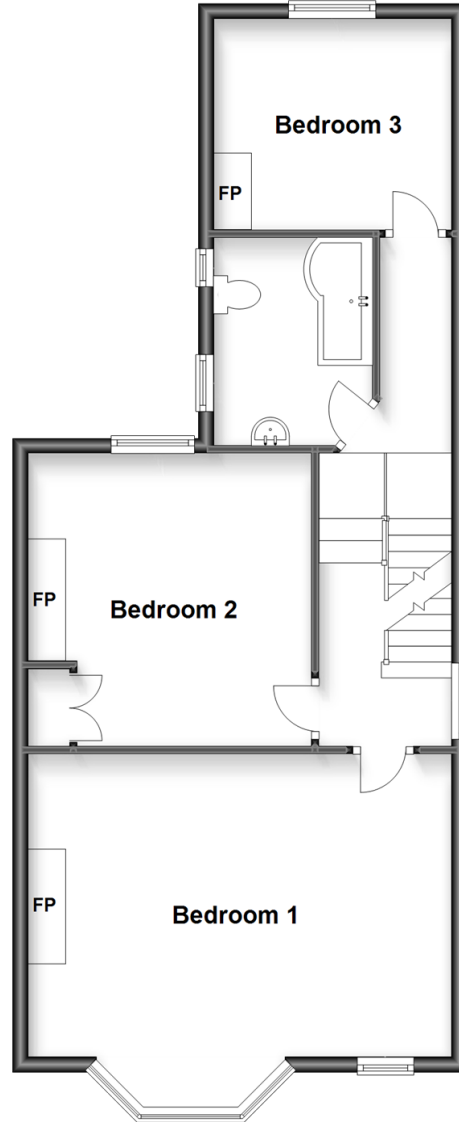
Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



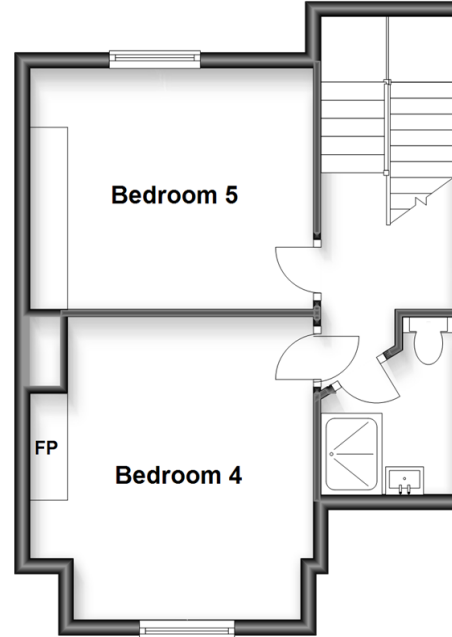
First Floor

Approx. 62.6 sq. metres (673.7 sq. feet)



Second Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'8 x 12'8 (4.78m x 3.86m)

Dining Room: 18'2 x 12'3 (5.54m x 3.74m)

Kitchen: 20'4 x 10'2 (6.20m x 3.10m)

Utility Room: 11'4 x 5'7 (3.46m x 1.70m)

FIRST FLOOR

Landing

Bedroom 1: 18'1 x 15'9 (5.52m x 4.80m)

Bedroom 2: 12'9 x 12'3 (3.89m x 3.74m)

Bedroom 3: 9'0 x 7'0 (2.75m x 2.14m)

Bathroom

SECOND FLOOR

Landing

Bedroom 4: 13'0 x 11'5 (3.97m x 3.48m)

Bedroom 5: 11'3 x 10'4 (3.43m x 3.15m)

Wet Room: 7'7 x 6'1 (2.31m x 1.86m)

Attic

OUTSIDE

Front Garden

Rear Garden



Main features

- Highly desirable area
- Opulent 5 bedroom Victorian semi-detached home
- Short walk from Folkestone West train station and schooling
- Garden with patio area - perfect for entertaining
- Separate utility room and wet room



Nearest Schools

Primary Schools: Morehall Primary 0.2 miles, Sandgate Primary 0.4 miles, All Souls' C of E Primary 0.5 miles

Secondary Schools: The Harvey Grammar School 0.1 miles, The Folkestone School for Girls 0.6 miles



Transport Information

Train Stations: Folkestone West High Speed Link 0.1 miles, Folkestone Central 0.6 miles, Sandling 3.8 miles



Address

Cheriton Road, Folkestone, Kent, CT19



Directions

For directions to this property please contact us.



Wards
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Call Folkestone Branch 01303 256505 ■ wardsof Kent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: **F(37)** POTENTIAL: **D(67)**

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