



Price

£450,000

Freehold

4x  1x  2x 

Victoria Road,  
Capel-Le-Ferne,  
Folkestone, Kent, CT18

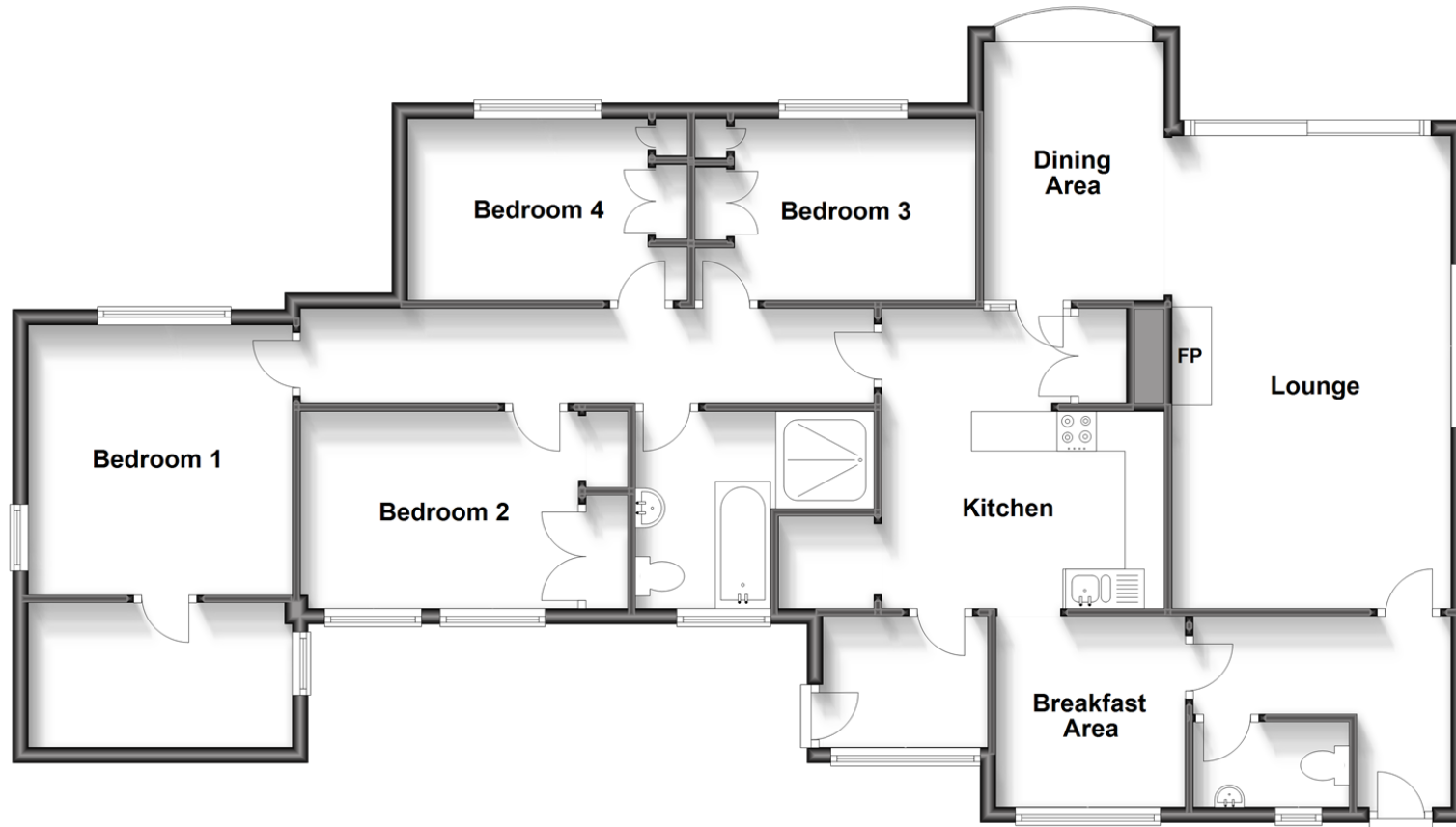
**OVER 60?**

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

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## Ground Floor

Approx. 126.4 sq. metres (1360.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Separate Toilet  
Lounge: 19'1 x 11'1 (5.82m x 3.38m)  
Dining Area: 10'1 x 7'1 (3.08m x 2.16m)

Kitchen: 11'1 x 11'1 (3.38m x 3.38m)  
Breakfast Area: 8'0 x 7'1 (2.44m x 2.16m)  
Utility Room  
Hallway  
Bathroom: 11'1 x 7'1 (3.38m x 2.16m)

Bedroom 1: 11'0 x 11'0 (3.36m x 3.36m)  
Bedroom 2: 11'1 x 7'1 (3.38m x 2.16m)  
Bedroom 3: 11'1 x 7'1 (3.38m x 2.16m)  
Bedroom 4: 8'0 x 7'1 (2.44m x 2.16m)  
Walk-in Wardrobe: 10'1 x 6'0 (3.08m x 1.83m)

### OUTSIDE

Garage: 19'0 x 16'1 (5.80m x 4.91m)  
Store Room: 19'1 x 11'0 (5.82m x 3.36m)  
Wrap Around Garden



## Main features

- Unique timber-framed detached colt bungalow
- Generous size and very private plot
- Large detached double garage with separate store room, ideal for conversion (subject to planning)
- Beautiful wrap around garden
- Immaculately presented throughout



### Nearest Schools

Primary Schools: Capel-le-Ferne Primary 0.3 miles, Castle Hill Community Primary 1.9 miles

Further Education: South Kent College 3.2 miles, The Harvey Grammar School 3.5 miles



### Transport Information

Train Stations: Folkestone Central 2.9 miles, Folkestone West High Speed Link 3.7 miles, Dover Priory 4.8 miles



### Address

Victoria Road, Capel-Le-Ferne, Folkestone, Kent, CT18



### Directions

For directions to this property please contact us.



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Call Folkestone Branch 01303 256505 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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: D(58) POTENTIAL: C(79)

12637532/20231204/LS1/CC