



**Guide Price**  
**£525,000**

**Freehold**

3x  2x  2x 

**Teddars Leas Road,  
Etchinghill, Folkestone,  
Kent, CT18**

**OVER 60?**

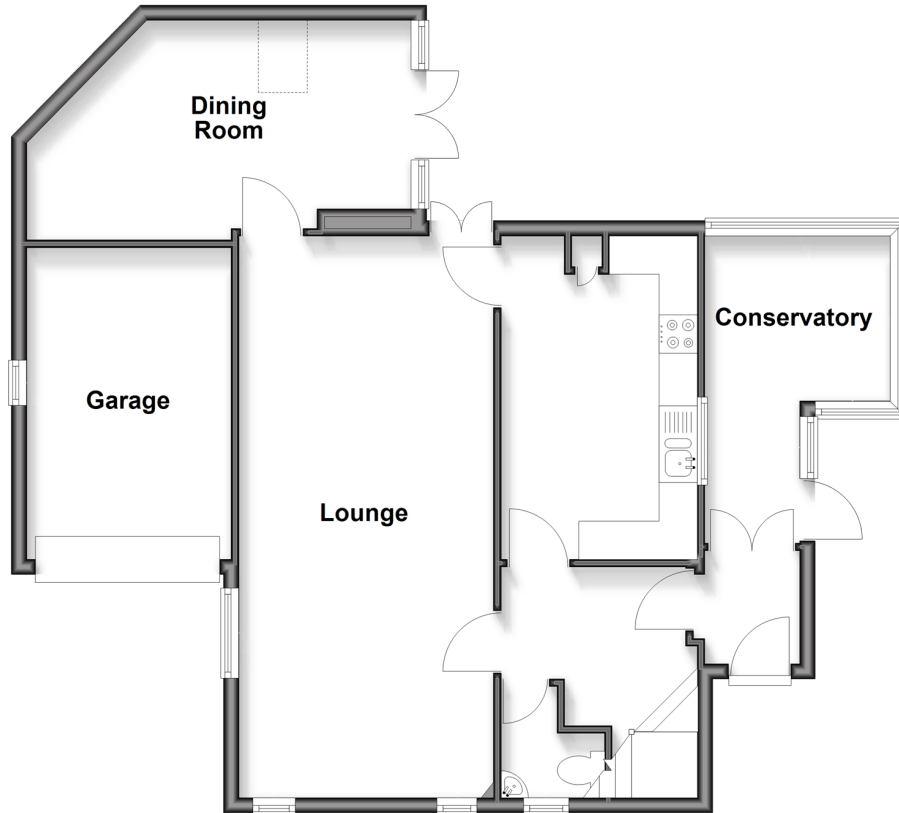
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



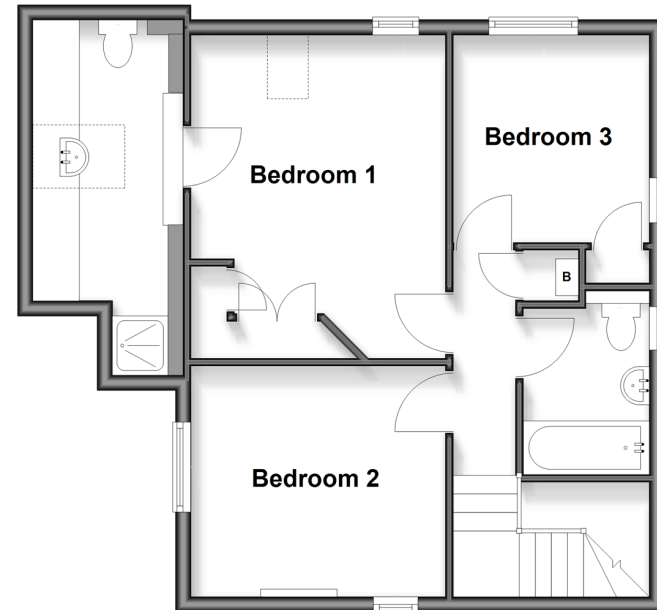
## Ground Floor

Approx. 78.5 sq. metres (844.6 sq. feet)



## First Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Conservatory: 13'4 (4.07m) narrowing to 7'1 (2.16m) x 7'6 (2.29m)

Entrance Hall

Cloakroom

Lounge: 24'0 x 10'10 (7.32m x 3.30m)

Dining Room: 16'7 x 9'1 (5.06m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 10'10 (4.22m x 3.30m)

En-Suite Shower Room: 15'2 x 3'10 (4.63m x 1.17m)

Bedroom 2: 9'11 x 9'10 (3.02m x 3.00m)

Bedroom 3: 8'10 x 8'5 (2.69m x 2.57m)

Bathroom: 8'1 x 5'4 (2.47m x 1.63m)

### OUTSIDE

Off Road Parking

Garage: 13'9 x 8'11 (4.19m x 2.72m)

Front & Rear Gardens



## Main features

- Extended home in the centre of the village
- Large lounge with gas-fired stove
- Dining room with feature vaulted ceiling, good size kitchen, en-suite shower room to bedroom 1
- Conservatory on the side, 3 double bedrooms
- Off road parking for 4 cars
- Short walk to bus stop providing easy access to Canterbury and Folkestone



### Nearest Schools

Primary Schools: Lyminge C of E Primary 1.8 miles, St Augustine's Catholic Primary 2.7 miles, Hawkinge Primary 2.8 miles  
 Secondary Schools: Brockhill Park Performing Arts College 4.0 miles, The Harvey Grammar School 4.3 miles,



### Transport Information

Train Stations: Sandling 3.4 miles, Folkestone West High Speed Link 4.5 miles, Westenhanger 4.8 miles



### Address

Teddars Leas Road, Etchinghill, Folkestone, Kent, CT18



### Directions

For directions to this property please contact us.





Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.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 50% less, by purchasing a Lifetime Lease.



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