



331 Canterbury Road, Densole,
FOLKESTONE, CT18 7BE
£499,995

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331 Canterbury Road, Densole, FOLKESTONE

Spacious detached bungalow with three bedrooms and loft room, conservatory, garage, in and out drive and lovely gardens.

Situation

The bungalow is set well back and partly concealed by hedging and a lovely beech tree off the Canterbury Road in Densole. Close by are a number of walks and rides over surrounding countryside. The village of Densole provides a variety of local amenities including post office and stores, public house, riding stables, etc. The village of Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High-Speed Rail Link reduces travel time from Folkestone to London St Pancras via Ashford to some 59 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This is an attractive and spacious detached bungalow; having been constructed around the 1930's of cavity brick under tiled roof slopes. All the rooms within the property are of generous proportions and most of the windows have been replaced with double glazing. The property also benefits from full gas fired central heating. The main accommodation consists of a covered entrance porch, entrance hall, lovely large sitting room with triple aspect, kitchen/breakfast room,

further reception room, conservatory, two large double bedrooms and family bathroom. On the first floor there is a bedroom or study.

Outside

The gardens are mainly to the rear of the property, generous in size and fully enclosed with a summer house and ample room for alfresco dining. To the front is a large paved in and out drive.

Services

All main services are understood to be connected to the property.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY

Tenure Freehold

Current Council Tax Band: E

EPC Rating: E

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
1134 sq.ft. (105.4 sq.m.) approx.



1st Floor
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hallway

Sitting / Dining Room

24' 0" x 11' 8" (7.31m x 3.55m)

Reception Room

10' 11" x 8' 1" (3.32m x 2.46m)

Kitchen / Breakfast Room

19' 6" x 8' 0" (5.94m x 2.44m)

Conservatory

14' 1" x 8' 3" (4.29m x 2.51m)

Store

3' 10" x 3' 9" (1.17m x 1.14m)

Bathroom

8' 6" x 6' 5" (2.59m x 1.95m)

Bedroom One

14' 0" x 9' 10" (4.26m x 2.99m)

Bedroom Two

17' 3" x 10' 5" (5.25m x 3.17m)

Bedroom Three

14' 10" x 9' 11" (4.52m x 3.02m)

Eaves Storage

7' 2" x 6' 5" (2.18m x 1.95m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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