



Silverlands Road, , Lyminge, Folkestone Kent, CT18 8JG

- BEAUTIFULLY PRESENTED
- FREEHOLD
- PRIVATE GARDEN
- PARKING FOR 2-3 CARS
- LIGHT AND AIRY LIVING SPACE
- 2 DOUBLE BEDROOMS
- GARAGE
- VILLAGE LOCATION

Offers In Excess Of £325,000



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DESCRIPTION

Hunters are pleased to present for sale this charming 2-bedroom semi-detached bungalow on Silverlands Road in the delightful village of Lyminge.

Upon entering, you are greeted by an immaculately presented interior boasting a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property features two cosy bedrooms, ideal for a small family or as a peaceful retreat for a couple. A modern kitchen with great worktop space and convenient appliances. Following on you have a well presented shower room with natural light. The bungalow offers a bright and airy atmosphere throughout, creating a warm and inviting living space.

One of the highlights of this property is the beautiful garden, where you can enjoy the tranquillity of nature or host outdoor gatherings with friends and family. Additionally, the convenience of a garage, perfect for a workshop or studio, and a driveway for up to 3 cars ensures that you and your guests will always have a place to park hassle-free.

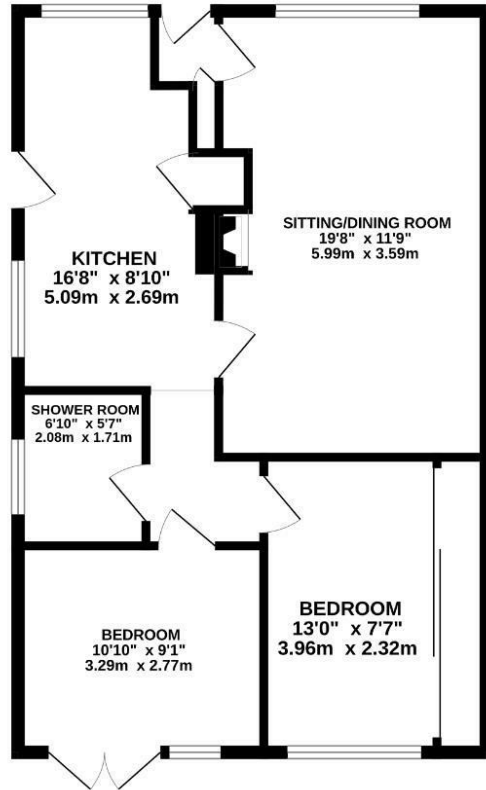
Situated in a quiet location, you can relish the peace and serenity of village life while still being within easy reach of local shops and amenities; including a primary school, library and doctor's surgery together with local shops. Further local services are available in the popular neighbouring village of Elham. The Cathedral City of Canterbury and the larger towns of Ashford and Folkestone offer extensive cultural, leisure and shopping amenities, together with an excellent range of educational facilities.

The M20 can be joined at Junction 11 (approx 3 miles) and the High Speed Link from Folkestone West connects to London St Pancras in about 53 minutes and Sandling Station is about 3.5 miles away which travels to Charing Cross. The Channel Tunnel Terminal at Folkestone (5 miles), the Port of Dover (14 miles) and Eurostar from Ashford International (12 miles) all provide services to the Continent.





GROUND FLOOR



Whilst every effort 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 reliability or efficiency can be given.
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Viewings

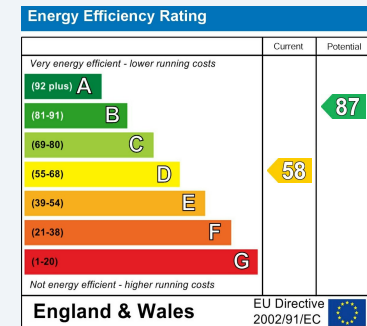
Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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