



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents

## For Sale

### 14 Shorncliffe Crescent, Folkestone, Kent CT20 3PF

A VERY WELL LOCATED AND POPULAR 1930'S STYLE SEMI  
DETACHED FAMILY HOUSE FOR FURTHER REMODERNISATION



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- ENTRANCE HALL
- 19' LIVING ROOM
- DINING ROOM
- KITCHEN
- LEAN-TO CONSERVATORY
- THREE BEDROOMS
- BATHROOM
- SEPARATE W.C.
- DETACHED GARAGE
- PART GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECLUDED GARDENS
- GOOD ON SITE PARKING
- NO CHAIN

**£320,000 Freehold**

HW200620178486



Kim A Clinch BSc, FRICS

# 14 Shorncliffe Crescent, Folkestone, Kent, CT20 3PF

This very popular style semi detached family house is situated in one of the most sought after residential locations in Folkestone within easy level walking distance of high speed rail services, schools to all levels and about one and a half miles from Folkestone town centre and The Leas promenade.

The house is of traditional brick rendered construction under an attractive hipped and gabled tiled roof and with the benefit of UPVC replacement windows and external doors. The house now lends itself to the worthwhile remodernisation now required and the accommodation comprises:-

Obscure glazed door to:-

**ENTRANCE HALL** Having double radiator.

**LIVING ROOM (front)** *19'8" x 12'0" (5.99m x 3.66m) plus bay window*  
Mainly south facing and with fitted gas fire, radiator.

**DINING ROOM (Rear)** *14'8" x 10'9" (4.47m x 3.28m)*  
Having small under stairs cupboard, fitted gas fire, half glazed UPVC door to:-

**LEAN-TO CONSERVATORY** *4'6" x 9'0" (1.37m x 2.74m)*  
With further door to rear garden.

**KITCHEN** *13'5" x 8'7" (4.09m x 2.61m)*  
Having single drainer stainless steel sink with cupboards and drawers under, worktops to two sides with cupboards under, three matching wall cupboards, wall mounted gas fired boiler, radiator, part tiled walls, gas cooker point, three double power points, UPVC door to outside.

Stairs to:-

**FIRST FLOOR LANDING** Having trap to loft.

**BEDROOM ONE (Front)** *12'3" x 11'10" (3.73m x 3.61m)*  
Having radiator and original decorative tiled fireplace.

**BEDROOM TWO (Rear)** *10'0" x 9'1" (3.05m x 2.76m)*  
Having radiator and recessed cupboards.

**BEDROOM THREE (Rear)** *8'6" x 10'6" (2.59m x 3.20m) max.*  
Having radiator.

**BATHROOM** White panelled bath with shower attachment, basin, radiator, airing cupboard with factory lagged hot water tank.

**SEPARATE W.C.** Having low level suite.

**DETACHED GARAGE** *16'9" x 8'4" (5.11m x 2.54m)*  
Having up-and-over door, pitched tiled roof, electric light and side personnel door.

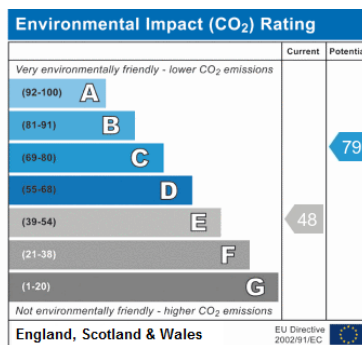
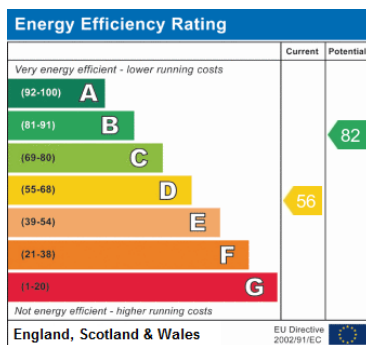
**14 Shorncliffe Crescent ...**

**OUTSIDE**

Long tarmac driveway suitable for a number of cars and leading to the detached garage. The rear sheltered gardens are a particular feature mainly laid to lawn with fruit trees, well stocked borders. The front garden area is also lawned with borders behind dwarf brick wall with piers to driveway.

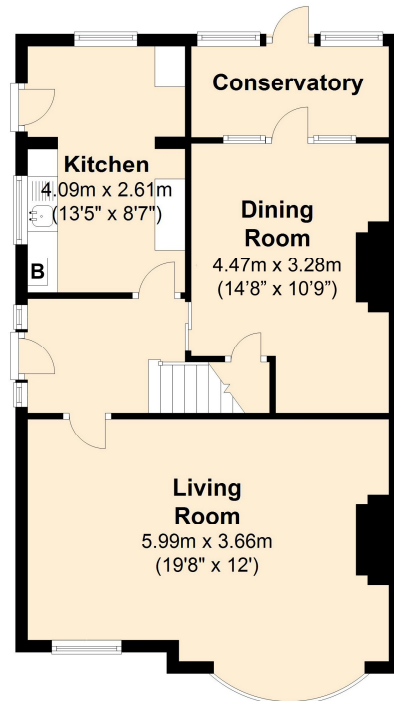
**COUNCIL TAX**

Band D.



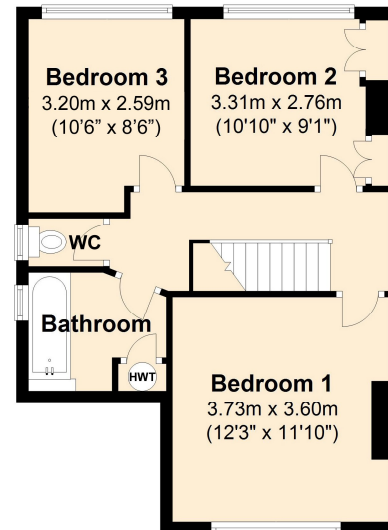
## Ground Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



## First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Total area: approx. 105.8 sq. metres (1138.7 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property

**VIEWING BY APPOINTMENT WITH AGENTS H.WALD & CO**

**OPENING HOURS: Monday - Friday 9.00 - 5.30, Saturday 9.00 - 3.00**

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.