



Shorncliffe Crescent,

£300,000



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# Shorncliffe Crescent, Folkestone, Kent

## £300,000

FOR SALE WITH REEDS RAINS ESTATE AGENTS.... Located in a popular residential tree-lined avenue is this spacious four bedroom semi detached family home. The accommodation is in need of some updating but has been extended to provide three reception rooms, kitchen, ground floor shower room, four bedrooms and first floor bathroom. Externally there is a generous block paved parking area to the front and pleasant lawned private garden to rear with patio, timber shed and summerhouse. The property is also being sold with advantage of no forward chain.

### ENTRANCE HALL

Stairs to first floor, radiator and doors to:

### LIVING ROOM

5.97m x 3.91m (19'7" x 12'10")

A front facing room with double glazed windows, radiator and coal style gas fire in exposed brick surround.

### LOBBY

Built-in storage and cloaks cupboard. Wall mounted gas boiler and door to:

### SHOWER ROOM/WC

A fully tiled room with three piece suite comprising: close coupled wc, pedestal wash hand basin and corner shower cubicle. Radiator and double glazed window to side.

### DINING ROOM

4.19m x 3.35m (13'9" x 11'0")

A fitted leaded light display cabinet, radiator and opening through to:

### SITTING ROOM

6.10m x 2.87m (20'0" x 9'5")

A rear facing room with double glazed windows and patio doors to the garden. Two radiators and door to:

### KITCHEN

6.10m x 2.87m (20'0" x 9'5")

Fitted with a range of wall and base units with roll top work surfaces and inset one and half bowl sink unit. Four ring hob with extractor

above and built-in eye level double oven. Space and plumbing for washing machine and dishwasher.

### LANDING

Doors to:

### BEDROOM 1

3.89m x 3.66m (12'9" x 12'0")

Double glazed window to front, radiator and range of fitted wardrobes.

### BEDROOM 2

2.97m x 2.54m (9'9" x 8'4")

Double glazed window to rear, radiator and mirror fronted sliding wardrobes to one wall.

### BEDROOM 3

2.90m x 2.54m (9'6" x 8'4")

Double glazed window to rear with pleasant views towards the sea. Radiator and fitted wardrobe.

### BEDROOM 4

2.64m x 2.18m (8'8" x 7'2")

Double glazed window to front, radiator and fitted wardrobe.

### BATHROOM

Two piece suite comprising: pedestal wash hand basin and panel bath. Radiator and double glazed window to side.

### SEPARATE WC

WC

### FRONT GARDEN

### OFF STREET PARKING

Block paved parking area.

### REAR GARDEN

A private rear garden laid mainly to lawn with mature shrub borders, large paved patio area, timber garden shed and summer house.

### Reeds Rains Mortgage Advice

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All Measurements  
All Measurements are Approximate

Floorplan Clause  
Measurements are approximate. Not to Scale. For Illustrative purposes only



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