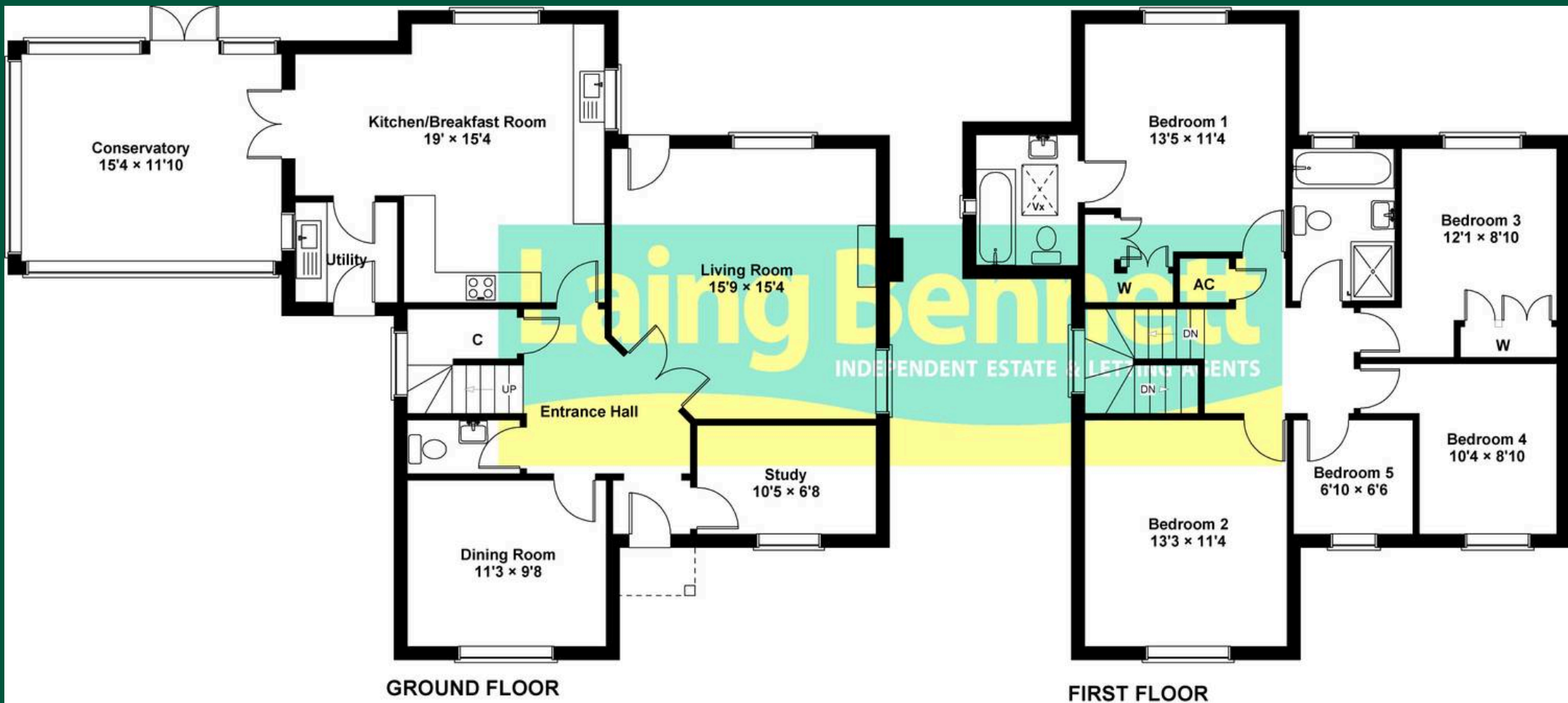




4 The Orchids Canterbury Road, Etchinghill - CT18 8AR

Guide Price **£715,000**



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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4 The Orchids Canterbury Road

Etchinghill, Folkestone

A substantial five bedroom executive style family home located on an exclusive development of just five houses built approximately twenty years ago tucked away at the end of a quiet cul de sac in the sought after village of Etchinghill.

Accommodation comprises: Ground floor - Welcoming spacious entrance hall, cloakroom/WC, light and bright double aspect living room with glazed door leading to the garden and featuring a coal effect gas fire with contemporary surround. The ground floor also boasts a useful utility next to the large modern kitchen/breakfast room with glazed doors leading to a delightful conservatory, dining room and study. First floor - Galleried landing with feature double length window providing attractive views over the garden and allowing natural light to flood the entrance hall and landing Bedroom one with built in wardrobe range and door to en suite bathroom/WC, bedroom two, bedroom three with fitted wardrobe, family bathroom/WC, bedroom four and bedroom five. Outside - There is spacious driveway for several cars which gives access to the detached double garage and delightful secluded gardens laid to lawn and boasting an array of plants shrubs and trees.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









Laing Bennett

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