

48, Cherry Garden Avenue, Folkestone, CT19 5ND
Guide Price £450,000





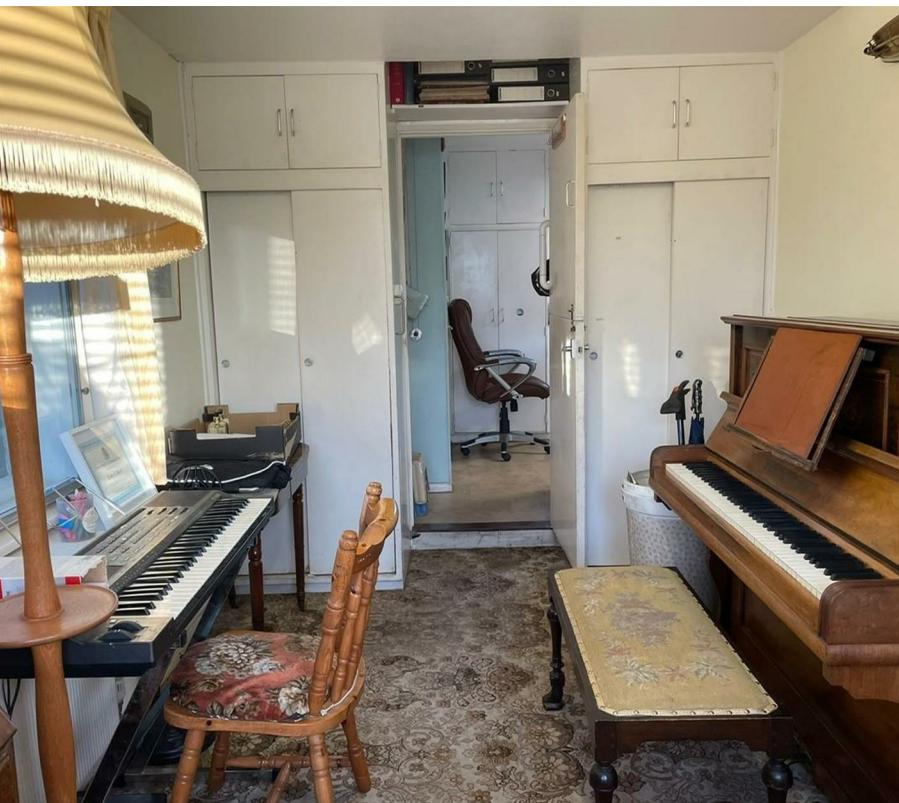
Folkestone, CT19 5ND

Occupying a corner position on the wide tree-lined Cherry Garden Avenue, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four bedrooms, and three reception rooms this property is ideal for families wanting a spacious yet welcoming home.

Having been extended by the current owners and now requiring worthwhile modernisation, this house offers a new owner the perfect opportunity to put their own stamp on it. Benefiting from uPVC replacement double glazing to the majority of windows, gas fired central heating throughout, and delightful front and rear gardens with off road parking for several cars as well as a carport.

Located in a very popular and convenient residential location, all amenities are close by including both boys and girls grammar schools, primary schools, a number of super markets, local parks and sporting facilities. Transport links are excellent with Folkestone West train station with its high speed rail link to London St Pancras in just under 1 hour close by. The channel tunnel terminal at Cheriton offers easy access to the continent and there is also easy access to the M20 motorway.

With its generous living space and prime location, this home presents a fantastic opportunity for those looking to settle in the vibrant town of Folkestone.





Full description

Hallway

16'7" x 7'11" (5.06 x 2.42)

Study

20'0" x 12'8" max (6.12 x 3.87 max)

Living Room

8'0" x 10'9" (2.45 x 3.28)

Dining Room

13'7" x 9'6" (4.15 x 2.90)

Kitchen

W.C.

Study / Family Room

11'0" x 13'1" (3.37 x 3.99)

Bedroom 1

8'8" x 12'0" (2.66 x 3.66)

Bedroom 2

11'10" x 7'11" (3.61 x 2.42)

Bedroom 3

10'3" x 7'11" (3.14 x 2.42)

Bedroom 4

Shower Room



- 4 bedrooms
- Front and Rear Gardens
- Excellent transport links
- Near to local schools
- Ample parking



Floor Plans (*Additional floors may be continued on further brochure pages)



Total area: approx. 136.5 sq. metres (1469.6 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.