



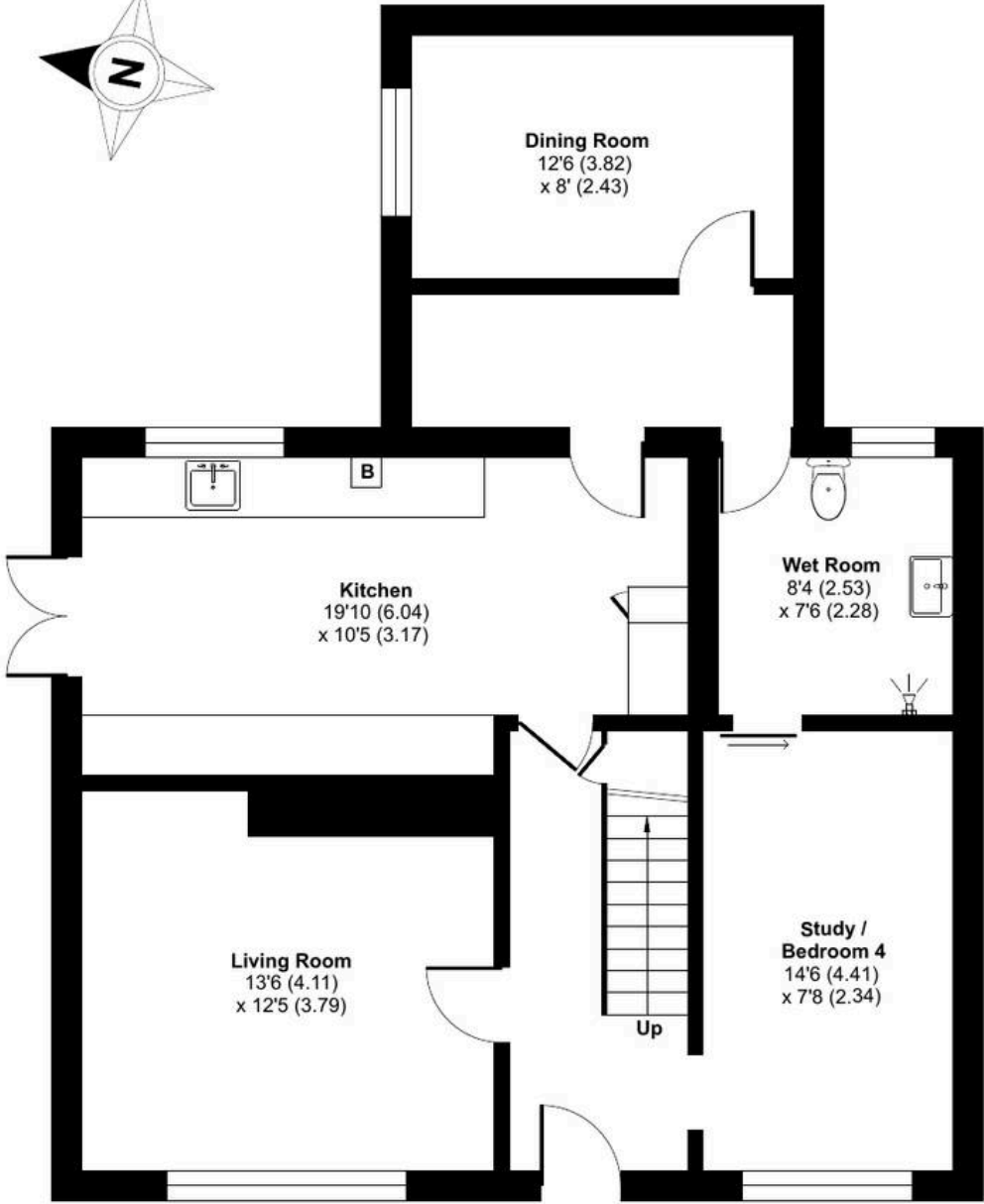
**62 Station Road, Lyminge - CT18 8HP**

Guide Price **£475,000**

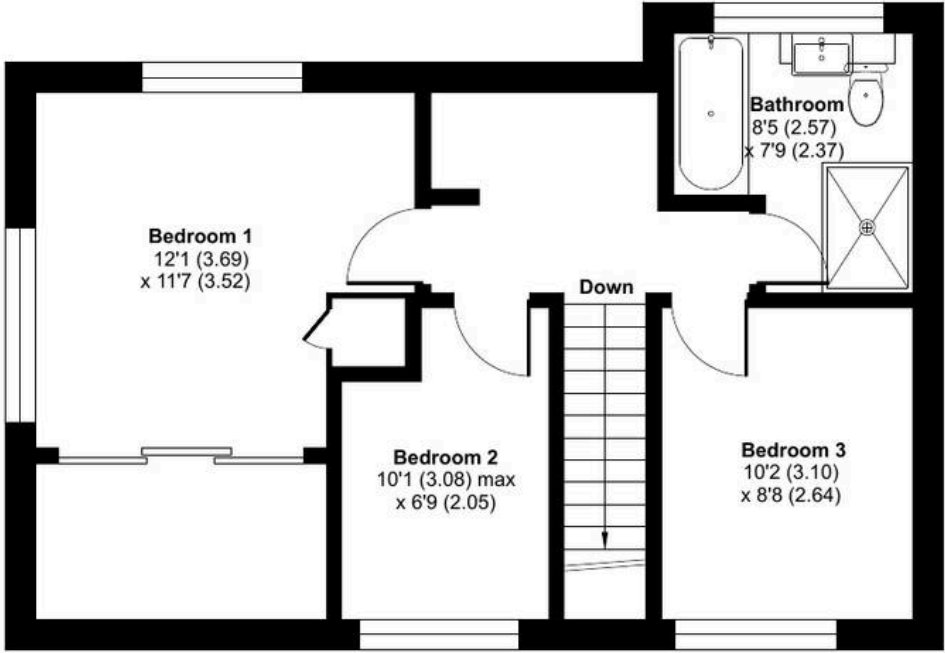
# Station Road, Lyminge, Folkestone, CT18

Approximate Area = 1339 sq ft / 124.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## 62 Station Road

Lyminge, Folkestone

Beautifully presented throughout, this impressive four bedroom home is perfectly positioned in the heart of the vibrant village, offering a wonderful blend of space, flexibility and modern family living. Designed to adapt to a variety of lifestyles, the versatile accommodation provides excellent potential for a self contained annexe, ideal for multi-generational living, guest accommodation or working from home. Outside, the property continues to impress with driveway parking and a delightful garden designed for relaxation and entertaining, featuring a sunny terrace for al fresco dining, an area of lawn and an attractive pergola creating the perfect spot to unwind and enjoy the relaxed lifestyle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:











## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393 • [info@laingbennett.co.uk](mailto:info@laingbennett.co.uk) • [www.laingbennett.co.uk/](http://www.laingbennett.co.uk/)

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