



## Chart Road

Folkestone CT19 4EW

- Well Presented
- Mid-Terraced house
- Open Plan Kitchen/Dining Room With Log Burner
- Generous Sized Bathroom With Separate Shower
- Beautiful Rear Garden
- Three Bedrooms
- Spacious Living Room With Log Burner
- Newly Installed combination boiler (June 2026)
- Close To Amenities
- Walking Distance of The Train Station

**Offers In Excess Of £300,000 Freehold**





Mapps Estates are delighted to bring to the market this three-bedroom terraced house within level walking distance to Folkestone West Train Station. The accommodation to the ground floor comprises a welcoming entrance hall, spacious living room with multi fuel burner, separate dining room opening into the kitchen. To the first floor you will find a generous sized family bathroom with separate shower, and three bedrooms. Outside, there is the advantage of a beautifully landscaped rear garden. Viewing comes highly recommended to really appreciate the charm and character this family home has to offer.

Located in this popular area of Cheriton, positioned, within a short, level walking distance to Folkestone West Train Station and the High Street which offers a good level of shopping facilities, amenities, primary and secondary schooling including grammar schools for both boys and girls. A Tesco superstore, Morrisons and Sainsbury supermarkets are all within easy reach, as is the M20 motorway and Channel Tunnel Terminal. Folkestone West train station is easily accessible and offers high speed rail services to St Pancras, London. (Approximately 50 minutes). Folkestone town centre is a short drive away and offers a wider range of shopping and leisure facilities, including pleasant walks along the Leas Promenade, shopping in the Creative Quarter and the music, bars and cafés on the Harbour Arm, as well as both sand and shingle beaches. The pretty coastal village of Sandgate is a short drive away and again offers a selection of shopping facilities, art galleries, antique shops, fashionable bars and restaurants. The historic Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with a Waitrose supermarket. The Royal Military Canal runs through the centre of the town and Hythe also enjoys an unspoilt seafront.

**Entrance Porch**

With composite front door, wood effect laminate flooring, built in cupboards.

**Entrance Hall**

With original wooden glazed front door, wood effect laminate flooring, radiator, built in under stairs cupboard, coved ceiling, stairs to first floor.

**Living Room 13'2 x 12'2 max points**

With Upvc double glazed bay windows with fitted shutters, wood effect laminate flooring, radiator, two wall lights, picture rail, multi fuel burner with wooden surround and built in mirror, granite hearth.

**Dining Room 11'9 x 11'3**

With Upvc double glazed doors leading out to the garden, wood effect laminate flooring, picture rail, radiator, Wood burning Stove.

### **Kitchen 12'2 x 7'6**

With a range of matching base and wall units, roll top worksurfaces, tiled splash backs, inset four ring gas hob, extractor over, built in Neff double oven/grill, inset single drainer stainless steel sink with mixer tap over, space for American style fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset ceiling spot lights, wood effect laminate flooring, built in cupboard housing newly installed Glow Worm Combination boiler, Upvc double glazed door opening on to the garden with double glazed window to side.

### **First Floor:**

#### **Landing**

A spacious landing with hatch to loft space, coved ceiling, doors to

#### **Bedroom 14'0 into bay x 11' 3**

With Upvc double glazed bay windows with fitted shutters, original feature fireplace, radiator, two built in double wardrobes, picture rail.

#### **Bedroom 11'4 x 11'10**

With Upvc double glazed window to rear, radiator, picture rail, built in cupboard housing hot water cylinder.

### **Bedroom 7'11 x 6'5**

With Upvc double glazed window to front with fitted shutters, radiator.

### **Family Bathroom 9'11 x 7'5**

A white suite comprising panelled bath, separate shower cubicle with electric shower, low level WC, pedestal wash hand basin, Upvc double glazed frosted window to rear, wood effect vinyl flooring, radiator.

### **Outside:**

The rear enclosed garden has tastefully landscaped, mainly laid to lawn and boarded by a variety of shrubs and trees. In addition, there is a useful work area at the end of the garden with timber shed. The front garden is set behind a low level brick wall with gated access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>61</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.