

smith  
woolley

chartered surveyors



10, Cornwallis Close, Folkestone, CT19 5JD

Guide Price £685,000



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## Folkestone, CT19 5JD

Situated in a quiet cul-de-sac, this individually designed detached house is offered for sale for the first time since it was built in 1969. Now requiring updating, the house offers a new owner the ideal opportunity to put their own stamp on this property located in a highly desirable residential area. Spanning an impressive 1,807 square feet, the accommodation comprises on the ground floor an open plan L-shaped sitting room and dining room, leading to the kitchen. There is also a sun room, shower room/W.C. and utility room. On the first floor are four bedrooms and a shower room /W.C with underfloor heating. The property also has gas central heating and double glazing windows set in wooden frames.

Outside the front garden is part laid to lawn with hedging to the front and side boundaries, and with various trees and shrubs. A brick block driveway with parking for several cars leads to a double garage with electric up and over door. Two gates at either side of the house lead to a delightful south facing rear garden providing a tranquil outdoor space to relax and enjoy the sunshine. Additionally, the house offers distant views of the picturesque North Downs, adding to the overall appeal of the home.

The house is ideally situated for many local amenities including the Three Hills Sports Park with its many sporting activities, supermarkets, good local primary and secondary schools including both the nearby boys and girls grammar schools. Folkestone central Train Station with its high speed rail link to London St Pancras in under 1 hour, and there is easy access to the continent via the Channel Tunnel Terminal at Cheriton, or by ferry from Dover Harbour.

This delightful home in Folkestone is perfect for anyone seeking a spacious and well-appointed property in a desirable location. With its unique design and excellent amenities, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this wonderful house your new home.





### Full Description

|  |                                      |
|--|--------------------------------------|
| <b>Hallway</b>                         | 7'7" x 14'6" (2.33 x 4.44)           |
| <b>Kitchen / Dining / Sitting Room</b> | 19'10" max x 32'4" (6.06 max x 9.88) |
| <b>Sun Room</b>                        | 10'1" x 11'11" (3.09 x 3.65)         |
| <b>Utility Room</b>                    | 11'10" x 5'10" (3.63 x 1.78)         |
| <b>Shower Room</b>                     |                                      |
| <b>Bedroom 1 (Principal)</b>           | 12'0" x 10'1" (3.67 x 3.08)          |
| <b>Bedroom 2</b>                       | 12'0" x 8'5" (3.67 x 2.57)           |
| <b>Bedroom 3</b>                       | 12'0" x 8'10" (3.67 x 2.71 )         |
| <b>Bedroom 4 / Study</b>               | 7'7" x 8'11" (2.33 x 2.73)           |
| <b>Bathroom / Shower Room</b>          |                                      |
| <b>Double Garage</b>                   | 18'8" x 18'7" (5.71 x 5.67)          |

- Four bedrooms
- Desirable location
- Excellent transport links
- South facing rear garden
- Double garage and ample parking
- NO CHAIN

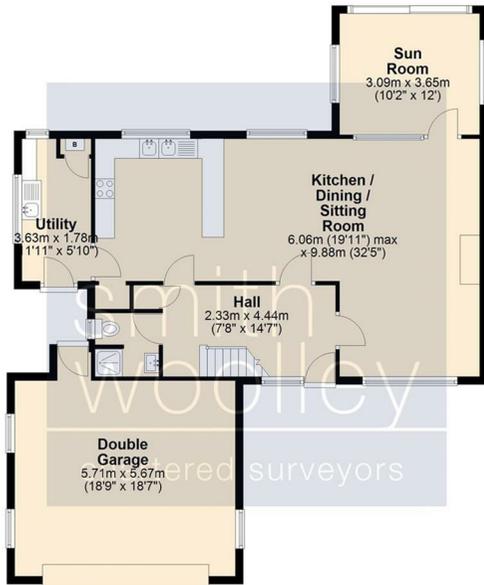




Floor Plans (\*Additional floors may be continued on further brochure pages)

**Ground Floor**

Approx. 107.7 sq. metres (1158.8 sq. feet)



**First Floor**

Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 167.9 sq. metres (1807.5 sq. feet)

**EPC**

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</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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| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | 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.