



Shorncliffe Crescent

Folkestone CT20 3PF

- Three Bedroom Semi-Detached Residence
 - Spacious Living Room
 - Kitchen/Breakfast Room
 - Large Rear Garden
- Close To Folkestone West Station
- Updating Required
- Separate Dining Room
- Bathroom & Separate WC
 - Off-Road Parking
 - No Onward Chain

Asking Price £375,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom semi-detached family home conveniently located within walking distance of Folkestone west train station for high speed access to London. The well-proportioned accommodation comprises a reception hall, kitchen, living room, dining room, bathroom and cloakroom to the ground floor, with three bedrooms to the first floor. The property is now in need of updating throughout, but does enjoy a large rear garden, a lean-to storeroom and off-road parking for up to three cars. Being sold with the added benefit of no onward chain, an early viewing comes highly recommended.

Located within a short walk of Folkestone West Train Station for high speed access to central London, and with Cheriton high street nearby which offers a good selection of shopping facilities and amenities. The property is also ideally situated within walking distance of Sandgate Primary School, and both the Harvey Grammar School and Folkestone School for Girls. 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. A Tesco superstore is within easy reach by car as is the M20 motorway and Channel Tunnel Terminal. Folkestone West train station offers high speed rail services to London, St Pancras (approximately 50 minutes). Folkestone town centre is a short drive away and offers a wider range of shopping and leisure facilities, the popular, regenerated Harbour area and creative quarter, as well as pleasant walks along the Leas Promenade.

Ground Floor:

Entrance Porch 5'11 x 1'7

With windows and glazed double doors, internal wooden front door with frosted upper panel and windows to both sides, opening to reception hall.

Reception Hall 11'7 (max) x 7'3

With built-in cloaks cupboard, fitted doormat, stairs to first floor, heating thermostat, radiator.

Cloakroom

With frosted window, wood effect vinyl flooring, WC.

Bathroom 7'3 x 6'2

With frosted window, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap, wall-mounted shower attachment and folding shower screen over, part-tiled walls, vinyl flooring, radiator.

Living Room 14'2 x 11'10

With front aspect bay window looking onto garden with secondary glazing, feature fireplace with gas fire (not tested), coved ceiling, radiator.

Dining Room 14' (max) x 11'5

With feature fireplace, serving hatch to kitchen, understairs store cupboard housing consumer unit, electric and gas meters, fitted shelves, radiator, rear aspect windows and glazed panel door opening to rear porch.

Rear Porch 11' x 3'3

With glazed pitched roof, fitted shelves, rear aspect windows and glazed door opening to garden.

Kitchen/Breakfast Room 11'11 x 7'8

With rear aspect window looking onto garden, range of fitted store cupboards and drawers, fitted worktops, stainless steel sink with double drainer, gas cooker, space for fridge/freezer, floor-standing gas-fired boiler, heating control panel space for breakfast table, recessed larder with fitted shelves, part-tiled walls, vinyl flooring, serving hatch to dining room, fitted doormat, frosted glazed panel back door opening to lean-to storeroom.

Lean-To Storeroom 18' x 9'5

With door opening to driveway, rear aspect window and door opening to garden, pitched corrugated iron roof, door to workshop.

Workshop 7'7 x 5'8

With window and power points.

First Floor:

Landing

With loft hatch.

Bedroom 12'11 x 11'11

With front aspect window and secondary glazing looking onto garden and with distant hillside glimpses, wash hand basin with tiled splashback, feature fireplace, picture rail, two wall lights, radiator, recessed airing cupboard housing hot water cylinder with fitted shelving, light and eaves access.

Bedroom 13'11 x 9'5

With side aspect double glazed window, recessed built-in wardrobe with hanging rail and shelf over, picture rail, coved ceiling, radiator.

Bedroom 9'11 x 8'3

With rear aspect window looking onto garden and secondary glazing, built-in shelved store cupboard, fitted shelves, radiator.

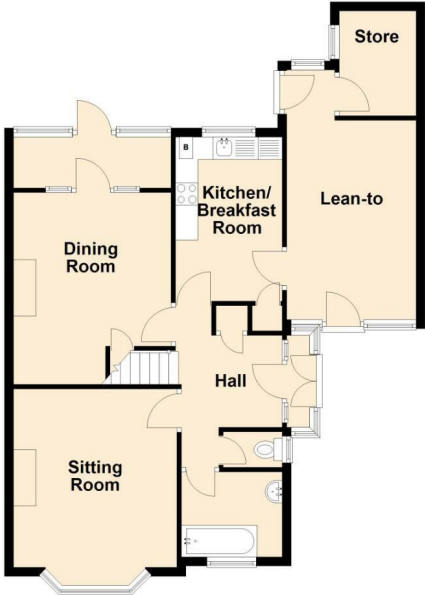
Outside:

To the front of the property is a garden laid to lawn and with shrub borders; to the side is a concrete driveway providing off-road parking for up to three cars. The large rear garden is a particular feature, being mostly laid to lawn with mature shrub borders and a variety of trees including cherry, fig, holly and two apple trees. There is a garden shed, a composting area and wooden greenhouse. with vegetable patches, an additional garden shed, a potting shed and garden pond to the rear.





Ground Floor
 Approx. 76.6 sq. metres (824.6 sq. feet)



First Floor
 Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 119.3 sq. metres (1283.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.