



**Claygate Brady Road, Lyminge - CT18 8EU**

Prices From **£500,000**

Approximate Gross Internal Area (Excluding Garage) = 108 sq m / 1163 sq ft

Garage = 12 sq m / 129 sq ft

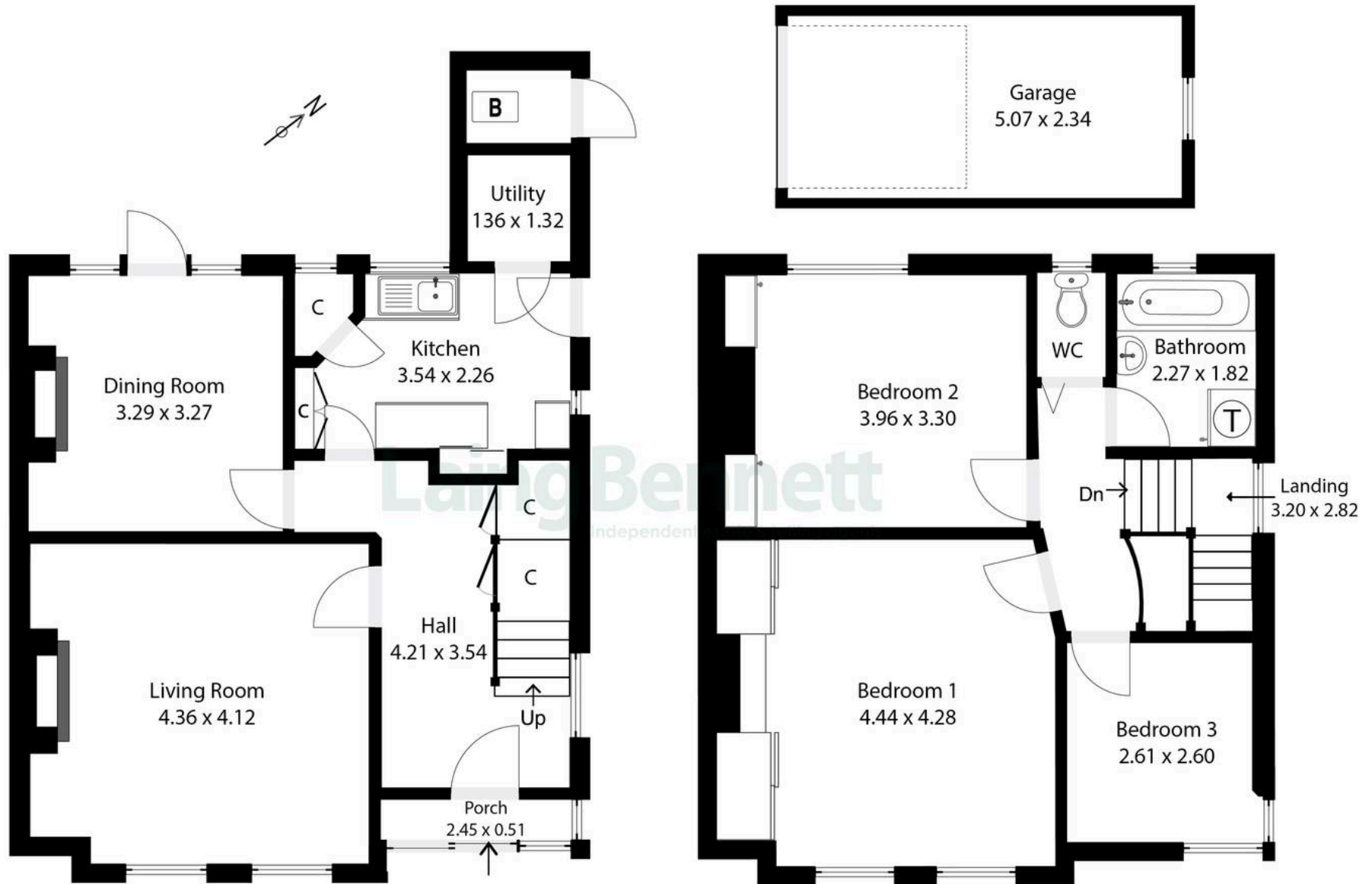


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

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## Claygate Brady Road

Lyminge, Folkestone

**\*Price Range from £500,000 – £525,000\*** Having been in the same family ownership for over seventy years, this is a superb opportunity to acquire a fine example of a 1930s three-bedroom semi-detached home, effortlessly blending classic character with comfortable, spacious living. A porch leads through an impressive front door into a generous entrance hall, setting the tone for the accommodation beyond. The living and dining room feature original fireplaces and period details, while a kitchen and separate utility room complete the ground floor. On the first floor, a landing with an elegant balustrade leads to three bedrooms, a bathroom, and a separate WC. Outside, the property continues to impress with a driveway, lawned gardens enhanced by hedging, shrubs and plants and a garage to the rear. Set within a sought-after village location, the home also enjoys breath taking panoramic countryside views to the rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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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