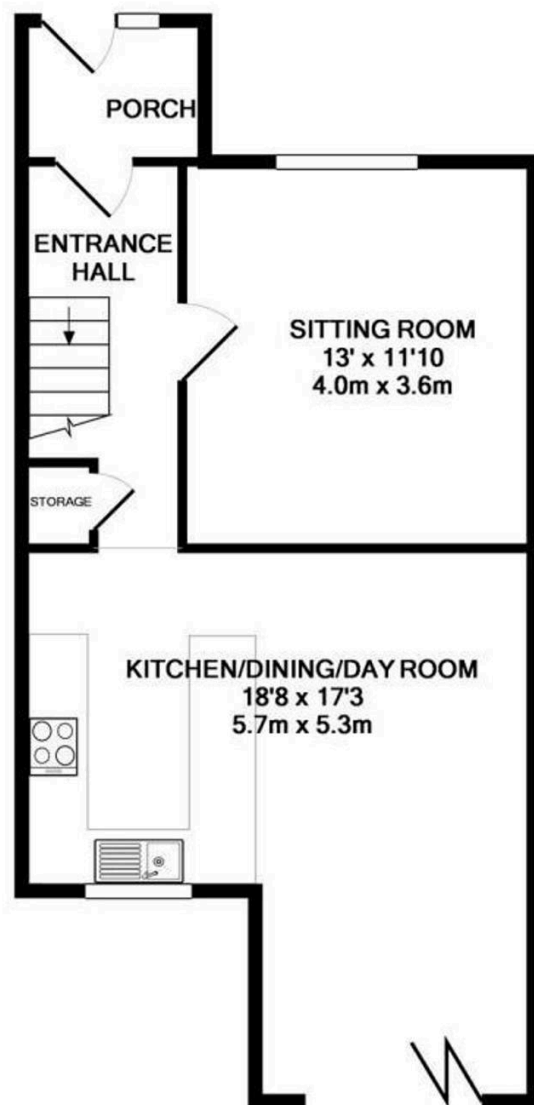




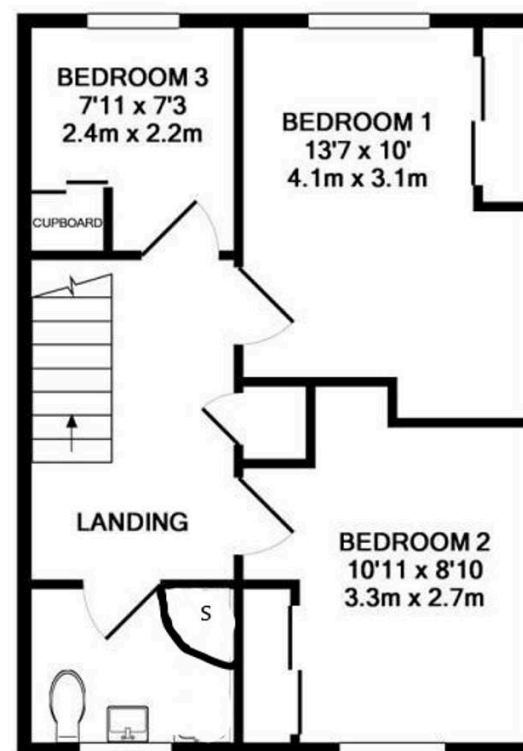
**Draris High Street, Lyminge - CT18 8EL**

Guide Price **£395,000**





GROUND FLOOR  
APPROX. FLOOR  
AREA 520 SQ.FT.  
(48.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Draris High Street

Lyminge, Folkestone

A well-proportioned and extended semi-detached family home ideally situated in the heart of a sought-after village. The accommodation comprises an entrance porch, hallway, living room and a spacious open-plan kitchen/dining/garden room with bi-fold doors opening onto the rear garden, perfect for modern family living and entertaining. Upstairs there is a landing, three bedrooms and a family shower room/WC. Outside the property benefits from driveway parking for up to two vehicles to the front, a garage to the rear, and an attractive, well-maintained rear garden. No Chain.

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/)

DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.