



6, Welson Road, Folkestone, CT20 2NW
Guide Price £695,000



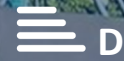
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Folkestone, CT20 2NW

Situated in Folkestone's much sought after West End, this charming 1930's detached house offers the ideal family home. On the ground floor a spacious entrance hall leads three reception rooms, a kitchen/breakfast room, utility room with shower and cloakroom. On the first floor are 4 double bedrooms, the rear ones enjoying lovely views over St Mary's playing field and across the town to the North Downs in the distance, and a recently installed family bathroom. A further staircase leads to a good size attic room with 2 Velux windows also giving far reaching views to the downs in the distance, and with an en-suite shower room/WC. There is an attached garage, driveway with parking for several cars, and good size front and rear gardens.

The house has had extensive modernisation carried out in the last 18 months including new replacement upvc double glazing to the majority of windows, a family bathroom, and re-tiled main roof, together with new fence panels to the boundaries of the front garden.

The house offers a perfect blend of comfort and style and is convenient for both of Folkestone's mainline railway stations providing high speed rail travel to London St Pancras in under one hour. There is also easy access to the continent via the Channel Tunnel terminal at Cheriton. Both boys and girls grammar schools and Sandgate primary school are within easy level walking distance and Folkestone town centre with its variety of shops, restaurants, bars, and coffee shops, is also close by.

An internal viewing of this lovely family home is strongly recommended, and is being offered For Sale with no forward chain.





Full Description

Entrance Hall

Sitting Room (at rear) 13'8" x 13'9" (4.18 x 4.20)

Dining Room (at front) 14'2" x 11'8" (4.34 x 3.58)

Study (at front) 10'1" x 8'2" (3.09 x 2.51)

Kitchen/Breakfast Room (at rear) 15'3" x 11'8" (4.66 x 3.58)

Utility Room 4'11" x 8'0" (1.52 x 2.46)

Landing

Bedroom 1 (at front) 13'10" x 11'8" (4.22 x 3.58)

Bedroom 2 (at rear) 13'8" x 12'3" (4.18 x 3.75)

Bedroom 3 (at rear) 10'7" x 11'8" (3.25 x 3.58)

Bedroom 4 (at front) 13'10" x 8'2" (4.22 x 2.51)

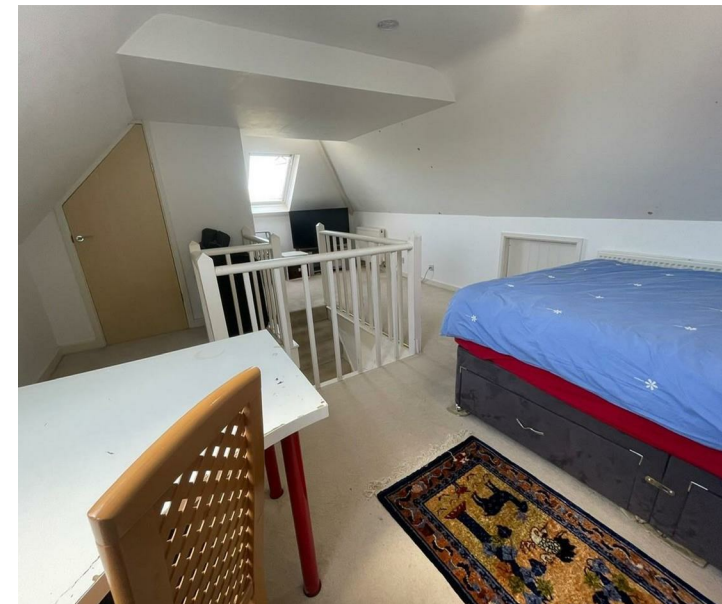
Family bathroom

Attic Room 21'3" max x 13'5" max (6.50 max x 4.10 max)

En-suite

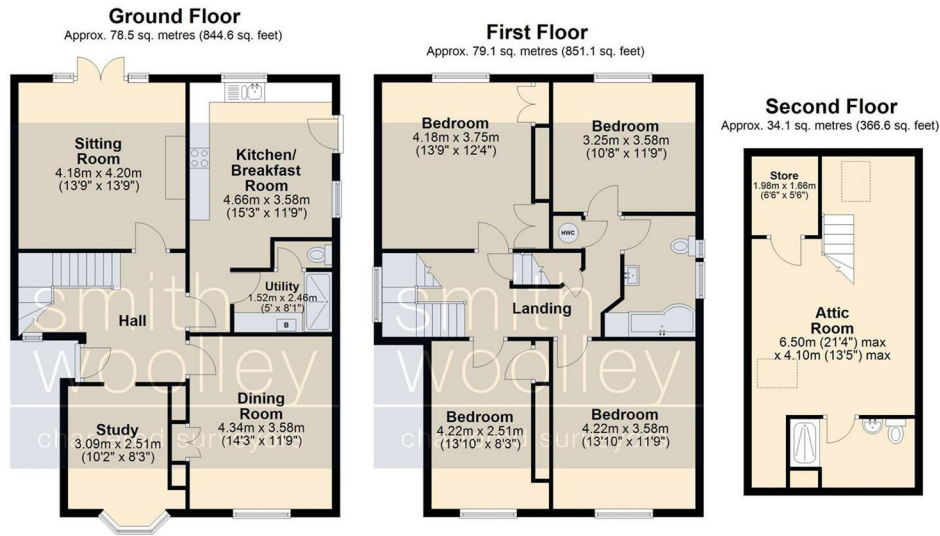
Outside

- 4 double bedrooms
- Attic room with en-suite
- 3 reception rooms
- Good sized front and rear gardens
- Adjacent to playing fields
- Excellent location
- Views toward the North Downs



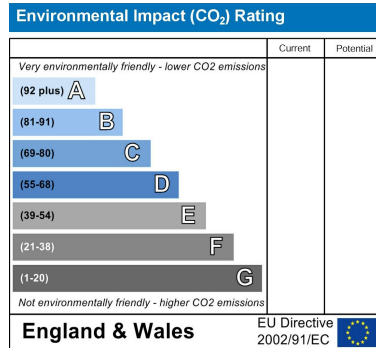
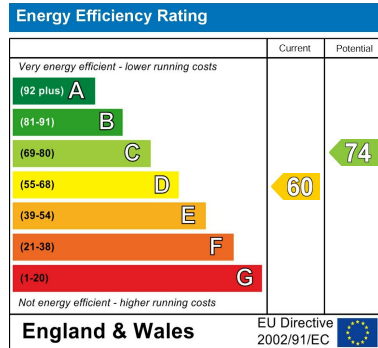


Floor Plans (*Additional floors may be continued on further brochure pages)



Total area: approx. 191.6 sq. metres (2062.4 sq. feet)

EPC



Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.

43 Castle Hill Avenue, Folkestone, Kent, CT20 2RB

Tel: 01303 226622 Email: enquiries@smithwoolley.com <https://www.smithwoolley.com>

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