

The Oaks 347 Canterbury Road
Densole, Folkestone, CT18 7BE
O.I.E.O £470,000

colebrooksturrock.com





The Oaks

A well-presented three-bedroom detached bungalow with large garden, generous parking and garage.

Situation

The detached bungalow is set well back from Canterbury Road, in Densole being partly concealed by a wall and dense conifer hedging and accessed via a 5-bar gate. The village of Densole provides local amenities including a Premier Store with Post Office, public house, riding stables and regular bus service linking Canterbury, Hawkinge and Folkestone. In nearby Hawkinge there are a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Community Centre, Village Hall, several Public Houses and take-away food establishments. The area is also blessed by a range of countryside walks and rides over the surrounding North Downs undulating countryside.

The larger centres of Folkestone and Canterbury combine to offer excellent shopping, recreational and educational facilities, as well as fast main line train services to London. The high-speed rail link reduces the travel time from Folkestone to London St Pancras to under the hour. Within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

A porch and welcoming entrance hall leads off to a delightful large sitting room and all three double bedrooms and family bathroom. Just off the sitting from can be found the spacious and well-appointed kitchen / dining room with views over the garden. The solid wood fitted kitchen, with integrated appliances, includes electric oven and gas hob, microwave cupboard, full size dishwasher, washing machine and fridge freezer. A further large family room is located off here with triple aspect windows and modern feature fireplace with inset gas fire. Beyond the family room, a conservatory can be found, located at the rear of the property, offering further space in which to relax and enjoy views over the garden. The three double bedrooms are located just off the entrance hall, bedroom one being at the front of the property benefitting from built in wardrobes, bedrooms two and three have views over the rear garden, whilst bedroom two benefits from an ensuite shower room and WC.

There is a family bathroom with corner suite. The property has good storage with both coat and airing cupboards in the hallway. A viewing is highly recommended to appreciate the spacious accommodation this property has to offer.

Outside

The large rear garden is laid to neat lawn, edged by borders filled with mature shrubs and trees, offering a private and well-established outdoor space. There is a paved seating area located at the end of the garden and a useful garden shed. A further paved area can be found at the side of the property with pedestrian access gates on both sides. There is an integral garage with pedestrian side door and electric roller door to the front where an EV charger is conveniently located. The front garden, set behind a five-bar gate and enclosed by a wall and hedging offers ample parking for several vehicles. A mature rockery bed is a pretty feature adjacent to the front of the property.

Services

All mains' services are understood to be connected.

Local Authority

Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.









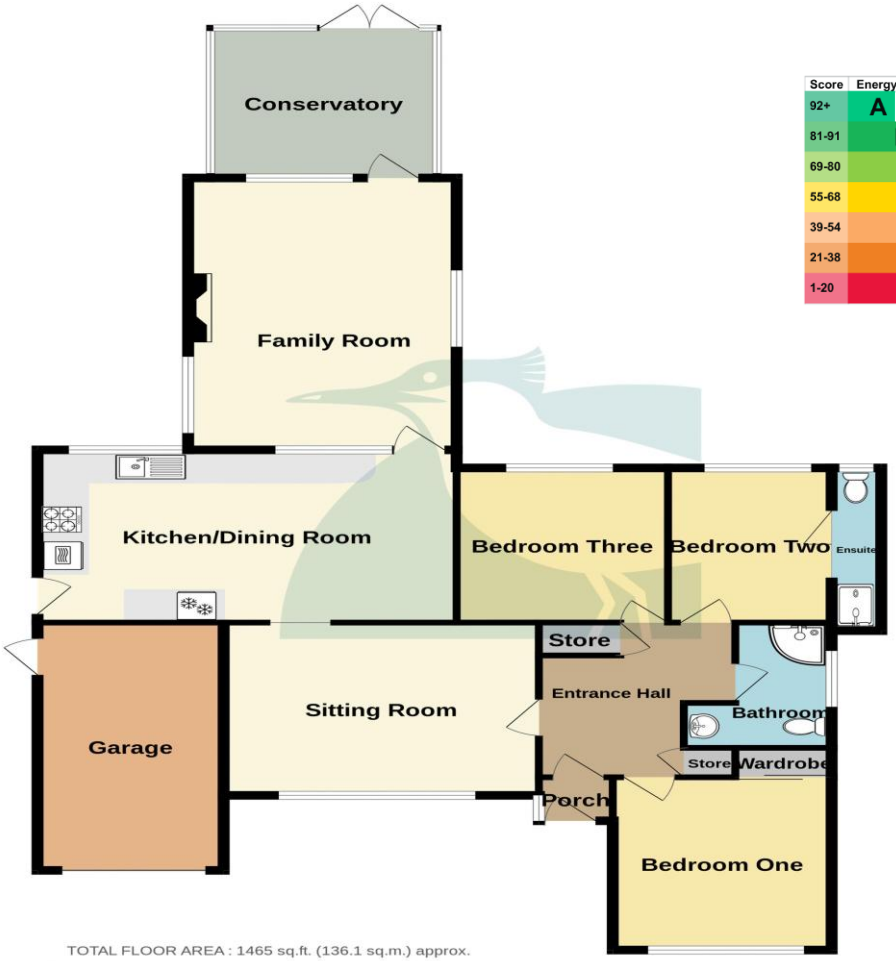


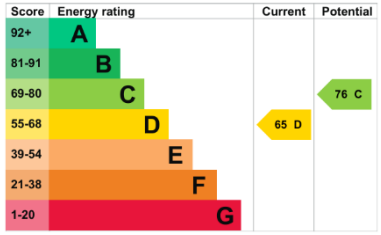




To view this property call Colebrook Sturrock on 01303 892000

Ground Floor
1465 sq.ft. (136.1 sq.m.) approx.





TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Porch
3' 8" x 3' 0" (1.12m x 0.91m)

Entrance Hall
10' 4" x 9' 8" (3.15m x 2.94m)

Sitting Room
15' 7" x 11' 11" (4.75m x 3.63m)

Kitchen/Dining Room
20' 8" x 10' 7" (6.29m x 3.22m)

Family Room
18' 9" x 13' 3" (5.71m x 4.04m)

Conservatory
11' 2" x 10' 11" (3.40m x 3.32m)

Bedroom One
11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Two
10' 7" x 8' 5" (3.22m x 2.56m)

En Suite
11' 3" x 2' 5" (3.43m x 0.74m)

Bedroom Three
10' 7" x 8' 5" (3.22m x 2.56m)

Bathroom
8' 3" x 5' 4" (2.51m x 1.62m)

Garage
17' 1" x 8' 6" (5.20m x 2.59m)

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