



3 Curzon Avenue, Folkestone - CT20 2LZ

Guide Price **£375,000**

Approximate Gross Internal Area = 84 sq m / 908 sq ft

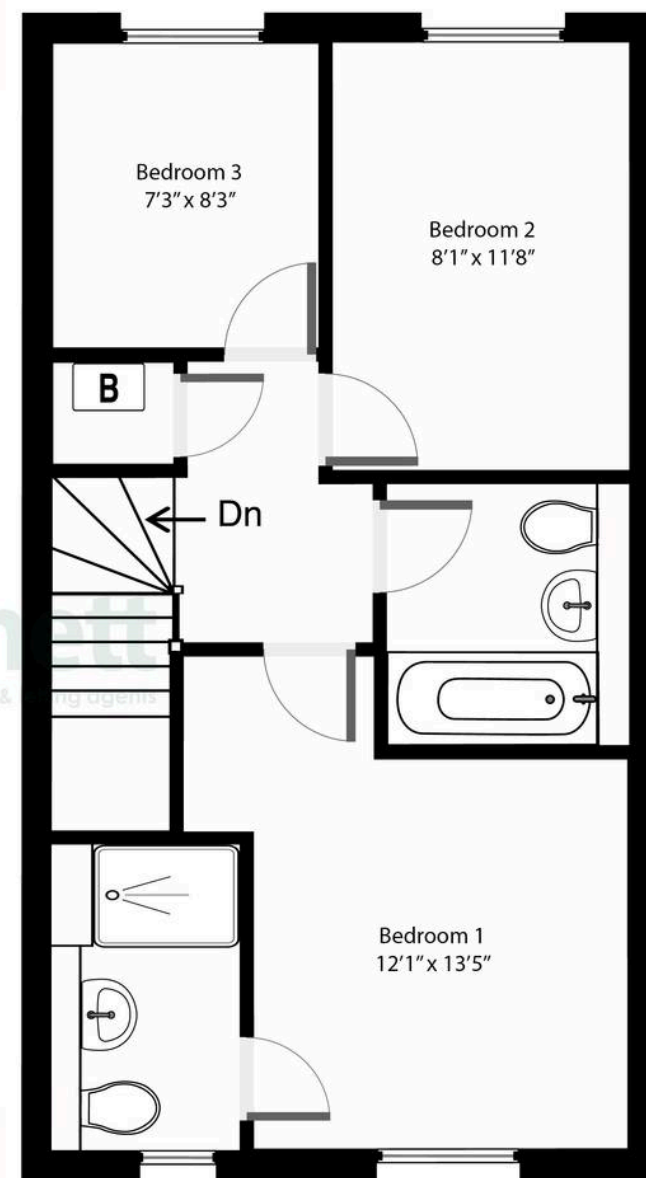
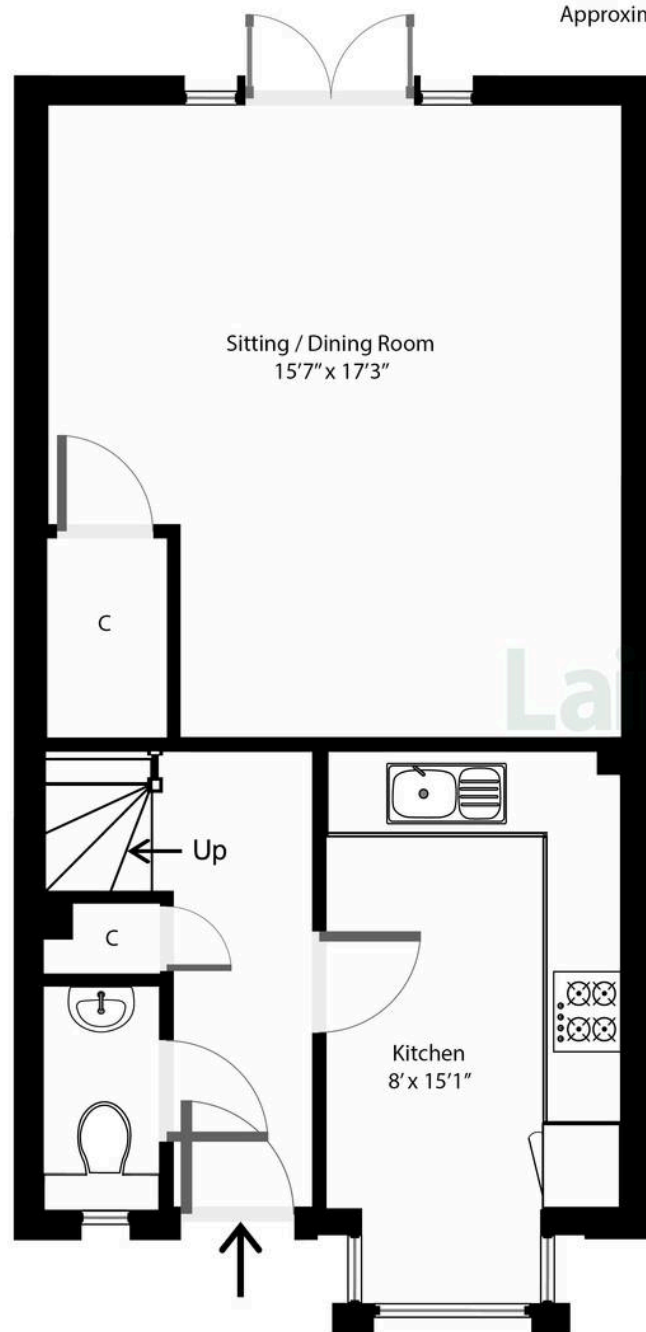


Illustration for Identification purposes only, measurements are approximate, not to scale. Outbuildings are not shown in actual location.



3 Curzon Avenue

Folkestone, Folkestone

A beautifully presented three-bedroom home finished to the highest standards, ideally situated on an attractive tree-lined avenue in Folkestone's sought-after West End. This stylish property is perfectly positioned within easy reach of the town centre, seafront, excellent local schools, and high-speed rail services to London. The ground floor features a welcoming entrance hall, cloakroom, a well-appointed kitchen/breakfast room, and a spacious sitting/dining room opening to the rear garden. Upstairs, the first-floor landing leads to a generous main bedroom with en suite shower room, two further bedrooms, and a modern family bathroom. Outside, the property enjoys an enclosed rear garden with side access gate and off-road parking to the front. A 10-year builder's warranty was issued in 2017.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Laing Bennett

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