



53, Grimston Avenue, Folkestone, CT20 2PZ  
Guide Price £695,000

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## Folkestone, CT20 2PZ

NO CHAIN! This 4 bedroom neo-Georgian style detached house is in a sought-after area in the West End of the town. It also benefits from a light and spacious sitting room, dining room, kitchen and separate utility area, additional study area, family bathroom, and a lovely west facing garden including large lawned area, a patio area and path leading to a detached summer house. The 4 bedrooms are all good sizes proving ample space for families or additional study/hobby spaces and there is also a Garage with plenty of space for additional vehicles on the driveway.

Perfect for families and commuters, this would be a lovely home convenient for both girls' and boys' grammar schools, good primary schools, as well as both of the town's train stations providing the High-Speed rail link to London St Pancras.

The property is also ideally located for east access to the M20 motorway and the Channel Tunnel. Folkestone town centre offers a range of shops and amenities whilst Folkestone Harbour enjoys a bustling Harbour Arm with seasonal activities and the Old High Street within the Creative Quarter affords charming cafes, restaurants and independent shops.





**Full description**

**L-Shaped Entrance Hall**

**Small study area** 4'0" x 8'4" (1.22 x 2.56)

**Cloakroom**

**Sitting room** 19'7" max x 11'10" (5.97 max x 3.62)

**Dining room** 9'7" x 12'0" (2.94 x 3.66)

**Kitchen** 8'11" x 11'5" (2.73 x 3.49)

**Utility room** 8'11" x 4'11" (2.73 x 1.51)

**Landing**

**Bedroom 1** 11'6" x 12'0" max (3.51 x 3.66 max)

**Bedroom 2** 10'11" x 11'0" (3.34 x 3.36)

**Bedroom 3** 10'7" x 8'9" (3.25 x 2.67)

**Bedroom 4** 10'0" x 8'6" (3.05 x 2.60)

**Bathroom/W.C.**

**Front garden**

**Garage**

**Rear garden**

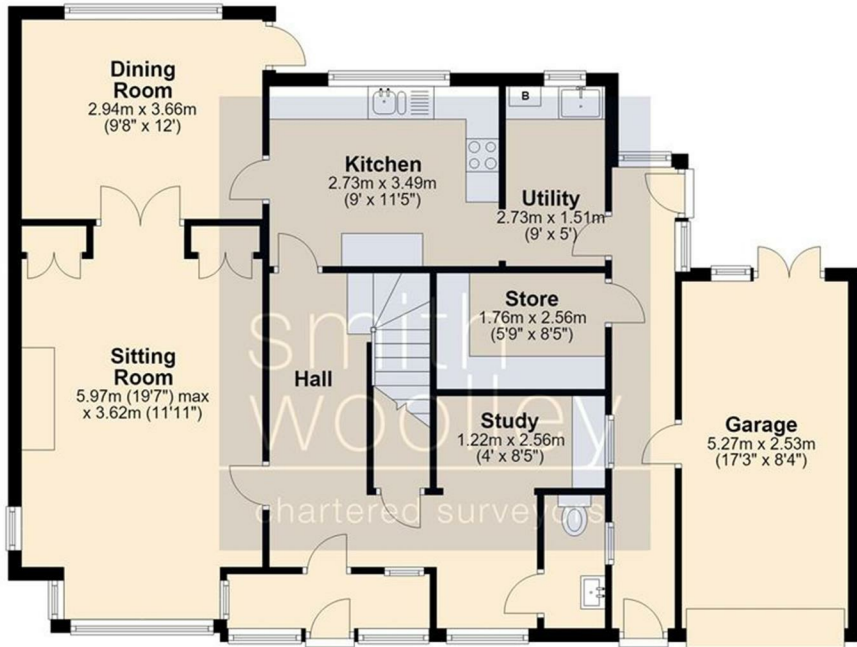
- 4 good sized bedrooms
- Sought-after area in West End of Folkestone
- Excellent local, national and international transport links
- Garage and parking for several cars
- Lovely rear garden



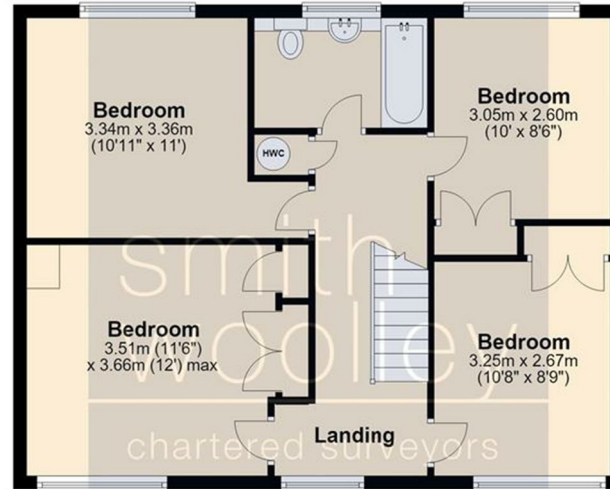


Floor Plans (\*Additional floors may be continued on further brochure pages)

**Ground Floor**  
Approx. 96.4 sq. metres (1037.7 sq. feet)



**First Floor**  
Approx. 61.4 sq. metres (660.6 sq. feet)



Total area: approx. 157.8 sq. metres (1698.3 sq. feet)

**EPC**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		82	
		70	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

**Viewing**

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