



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£375,000**

**Freehold**

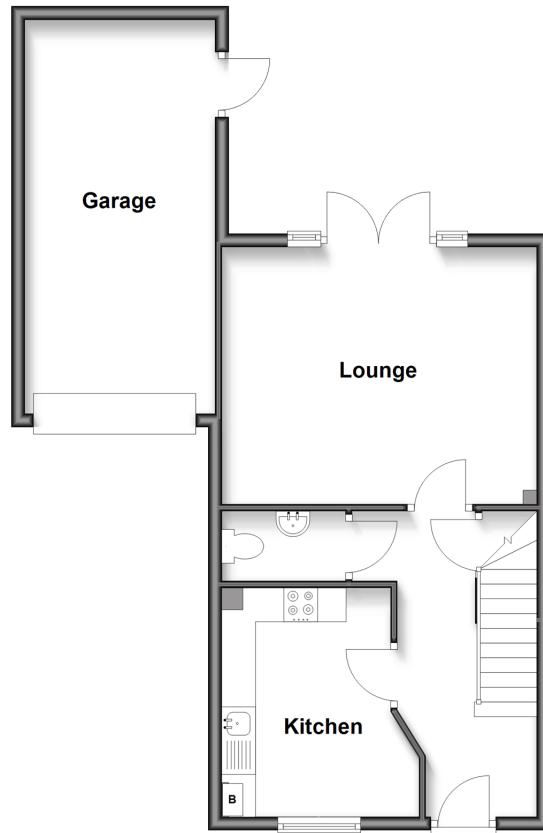
4x 2x 1x

**Blaker Close,**  
**Folkestone, Kent, CT20**

*Wards*  
Helping you move forwards

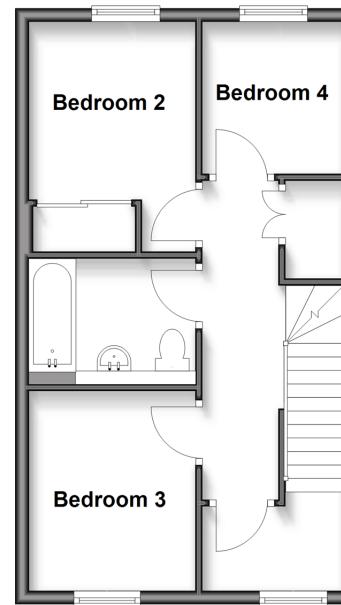
### Ground Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



### Second Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 11'2 x 9'11 (3.41m x 3.02m)  
Lounge: 15'7 x 12'2 (4.75m x 3.71m)  
Garage

### FIRST FLOOR

Landing  
Bedroom 2: 11'0 x 8'0 (3.36m x 2.44m)  
Bedroom 3: 9'6 x 8'4 (2.90m x 2.54m)  
Bedroom 4: 7'6 x 7'3 (2.29m x 2.21m)  
Bathroom : 8'4 x 6'2 (2.54m x 1.88m)

### SECOND FLOOR

Bedroom 1: 20'2 x 12'0 (6.15m x 3.66m)  
En-suite Shower Room: 7'5 x 4'7 (2.26m x 1.40m)

### OUTSIDE

Rear Garden  
Off Road Parking



## Main features

- **Versatile accommodation split over three floors**
- **NHBC Warranty**
- **En-suite**
- **Garage and off-road parking**
- **Short walk to local primary schools, amenities and within easy reach of Sandgate Beach and Folkestone West Train Station with its high speed access to London St Pancras**

### Nearest Schools

Primary Schools: Folkestone, St Martin's C of E Primary 0.1 miles, Cheriton Primary 0.2 miles

Secondary Schools: The Folkestone School for Girls 1.3 miles, The Harvey Grammar School 1.3 miles

### Transport Information

Train Stations: Folkestone West High Speed Link 1.2 miles, Folkestone Central 1.8 miles, Sandling 2.6 miles

### Address

Blaker Close, Folkestone, Kent, CT20

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Folkestone Branch 01303 256505 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING  
B(84) | 111  
CURRENT:  
B(84) | 111  
POTENTIAL:  
A(94) | 111  
12638331/20250924/LS/CC