

smith  
woolley

chartered surveyors



48, Cherry Garden Avenue, Folkestone, CT19 5ND

Guide Price £410,000



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## Folkestone, CT19 5ND

Occupying a corner position on the wide tree-lined Cherry Garden Avenue, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four bedrooms, and three reception rooms this property is ideal for families wanting a spacious yet welcoming home.

Having been extended by the current owners and now requiring worthwhile modernisation, this house offers a new owner the perfect opportunity to put their own stamp on it. Benefitting from uPVC replacement double glazing to the majority of windows, gas fired central heating throughout, and delightful front and rear gardens with off road parking for several cars as well as a carport.

Located in a very popular and convenient residential location, all amenities are close by including both boys and girls grammar schools, primary schools, a number of super markets, local parks and sporting facilities. Transport links are excellent with Folkestone West train station with its high speed rail link to London St Pancras in just under 1 hour close by. The channel tunnel terminal at Cheriton offers easy access to the continent and there is also easy access to the M20 motorway.

With its generous living space and prime location, this home presents a fantastic opportunity for those looking to settle in the vibrant town of Folkestone.





**Full description**

**Hallway**

**Study**

16'7" x 7'11" (5.06 x 2.42)

**Living Room**

20'0" x 12'8" max (6.12 x 3.87 max)

**Dining Room**

8'0" x 10'9" (2.45 x 3.28)

**Kitchen**

13'7" x 9'6" (4.15 x 2.90)

**W.C.**

**Study / Family Room**

**Bedroom 1**

11'0" x 13'1" (3.37 x 3.99)

**Bedroom 2**

8'8" x 12'0" (2.66 x 3.66)

**Bedroom 3**

11'10" x 7'11" (3.61 x 2.42)

**Bedroom 4**

10'3" x 7'11" (3.14 x 2.42)

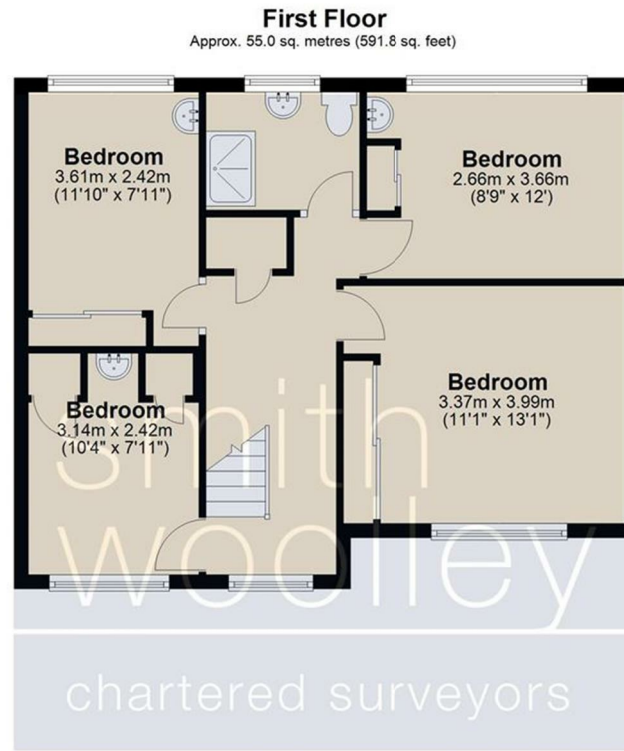
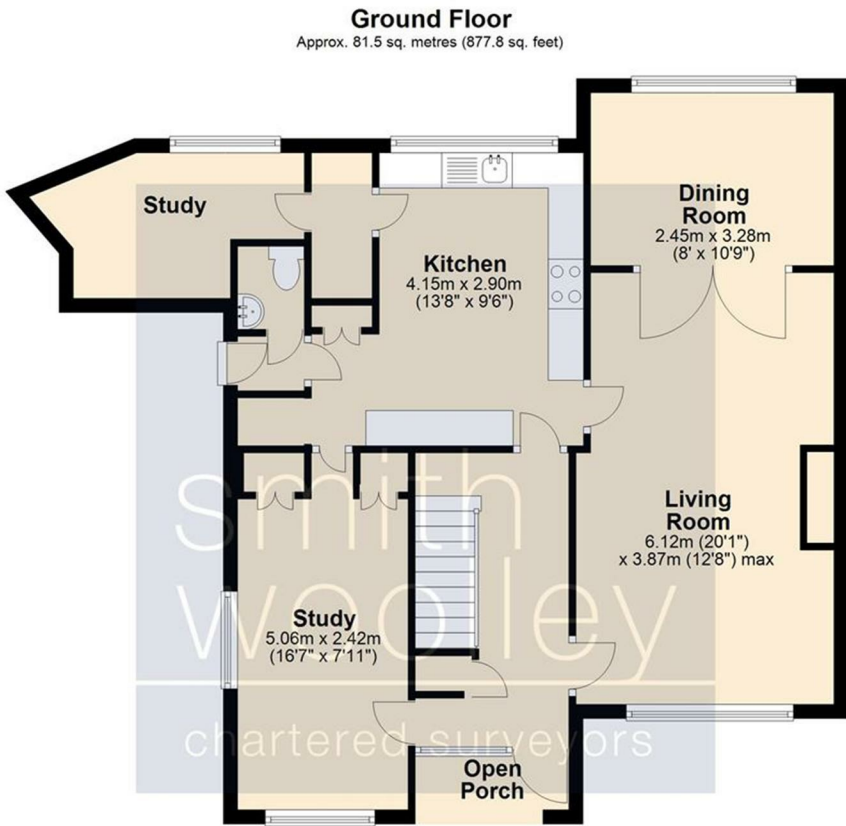
**Shower Room**

- 4 bedrooms
- Front and Rear Gardens
- Excellent transport links
- Near to local schools
- Ample parking





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



Total area: approx. 136.5 sq. metres (1469.6 sq. feet)

**EPC**

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |         | <b>89</b>                                      | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |         | <b>71</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 |
| 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.