



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





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 easy 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

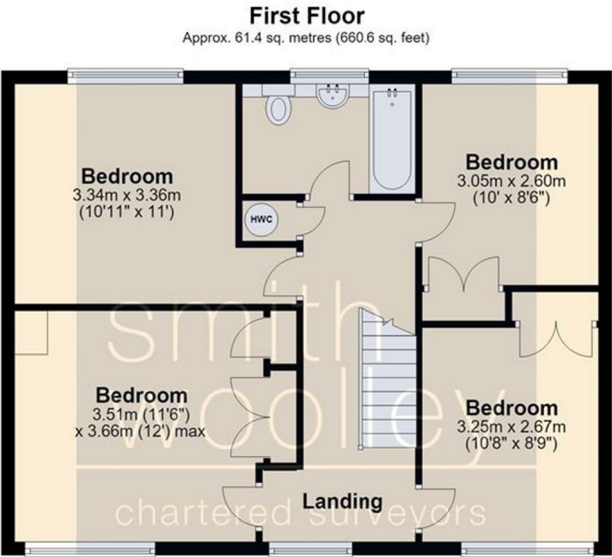
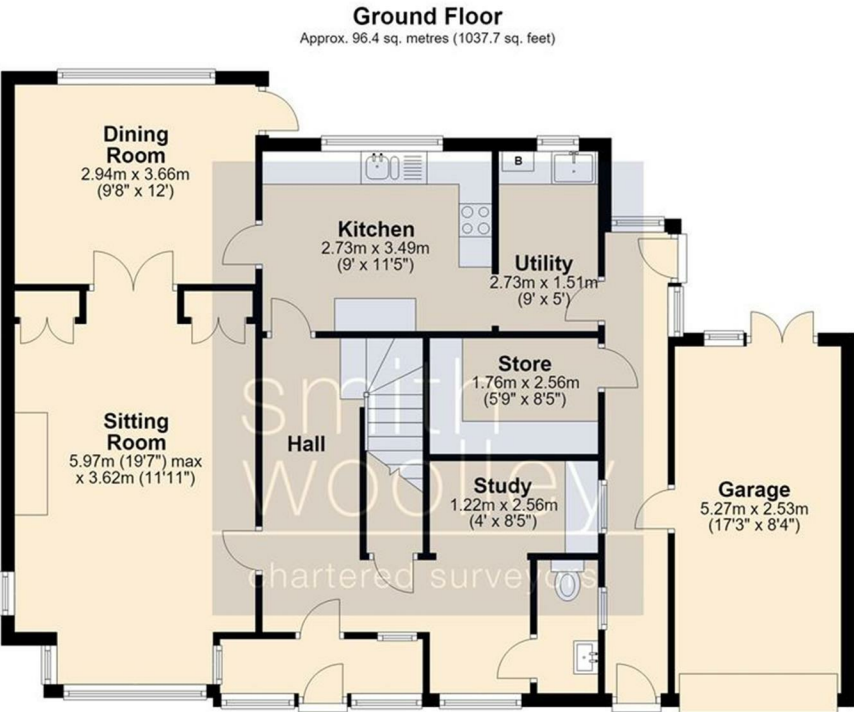
Rear garden

- 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)



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

EPC

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

Viewing

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