



PORCH 7' 06 max" x 5' 01 max" (2.29m x 1.55m) External porch has tiled flooring with solid wooden oak door into the entrance hall.

ENTRANCE HALL 12' 02 max" x 5' 06 max" (3.71m x 1.68m) Double glazed frosted window to the front of the property and solid wooden oak entrance door, stairs to first floor landing, engineered oak flooring, designer radiator, cupboard under the stairs housing the combination boiler and doors to:-

LOUNGE 14' 03 max" x 11' 03 max" (4.34m x 3.43m) UPVC double glazed window to the front of the property with fitted vertical blinds, engineered oak flooring with a feature fireplace, radiator and open plan to:-

DINING ROOM 12' 05 max" x 11' 10 max" (3.78m x 3.61m) Open plan dining to the lounge and kitchen. Dining room has lovely UPVC double glazed patio doors out to the patio and garden, engineered oak flooring, radiator and open to:-

KITCHEN 16' 10 max" x 7' 08 max" (5.13m x 2.34m) UPVC double glazed patio doors out to the patio and garden area and UPVC double glazed window to the rear. Kitchen has matching wall and base units in high gloss white, electric hob, double oven where bottom half is a fan oven and the top part is a grill, extractor fan over the hob, feature orange splashback behind the hob, solid wooden worktops, Belfast style sink and engineered oak flooring. There is an integrated fridge freezer, integrated washing machine, integrated washing machine and space for integrated tumble dryer.

LANDING 9' 06 max" x 8' 00 max" (2.9m x 2.44m) First floor landing has UPVC double glazed window to the side of the property with carpeted floor coverings, loft hatch and doors to:-

BEDROOM 13' 07 max" x 12' 06 max" (4.14m x 3.81m) UPVC double glazed window overlooking the rear garden, carpeted floor coverings and a radiator.

Guide Price £380,000 - £400,000.

Andrew & Co are delighted to bring to the market this three-bedroom, semi detached property on Downs Road, Folkestone. The property has open plan living to the ground floor with a large garden and off road parking. Open House Saturday 2nd July 2pm - 4pm.

BEDROOM 11' 05 max" x 11' 03 max" (3.48m x 3.43m) UPVC double glazed window to the front of the property, carpeted floor coverings and a radiator.

BEDROOM 10' 03 max" x 8' 01 max" (3.12m x 2.46m) UPVC double glazed window to the front of the property, carpeted floor coverings and a radiator.

SHOWER ROOM 6' 04 max" x 5' 11 max" (1.93m x 1.8m) Family shower room has UPVC double glazed window to the rear of the property with large walk-in drench shower, close coupled w/c, hand basin, heated towel rail, tiled flooring and part tiled walls.

REAR GARDEN Large rear garden has a patio area as you exit the property, lovely large area laid to lawn, number of flower beds, beautiful well established tree and there is a vegetable patch/allotment area. There is also a hard standing area for barbeques and seating at the end of the garden.

FRONT GARDEN To the front of the property there is off road parking for one to two cars depending on size and also a garden area.



Tenure: Freehold

Local Authority: Folkestone & Hythe District Council

