

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

Astford Office: 2 High Street, Astford, Kent, TN21 5SQ  
 E: info@andrewandco.co.uk  
 01233 632383  
 www.andrewandco.co.uk

New Romney Office: 24 High Street, New Romney, Kent, TN28 8BY  
 E: info@andrewandco.co.uk  
 01797 362898  
 www.andrewandco.co.uk

Maldstone Office: 38 Royal Star Arcade, High Street, Maldstone, Kent, ME14 1JL  
 E: info@andrewandco.co.uk  
 01622 687698  
 www.andrewandco.co.uk

Cheriton Office: 30 Cheriton High Street, Folkestone, Kent, CT19 4ET  
 E: cheriton@andrewandco.co.uk  
 01303 279955  
 www.andrewandco.co.uk

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
 Plan produced using Planip.





EPC Rating:  
**D**



**ENTRANCE PORCH** 8' 00 max" x 3' 08 max" (2.44m x 1.12m) Solid wooden glazed door to entrance porch, UPVC double glazed window to the front with carpeted floor coverings and internal door to entrance hall.

**ENTRANCE HALL** 15' 10 max" x 13' 11 max" (4.83m x 4.24m) L-Shaped entrance hall with solid wooden glazed door to the front of the property, stairs to first floor landing, carpeted floor coverings and a radiator. There is a storage coat area under the stairs and doors to:-

**LOUNGE** 13' 11 max" x 13' 07 into bay" (4.24m x 4.14m) UPVC double glazed bay window to the front of the property, carpeted floor coverings, radiator and original coving.

**KITCHEN** 15' 00 max" x 9' 02 max" (4.57m x 2.79m) UPVC double glazed window to the side of the property and laminate wood flooring. Kitchen comprises of matching wall and base units in high gloss cream, double oven with the top half being grill and bottom half a fan oven, gas hob with extractor fan and a space for washing machine. There is a pantry cupboard to one end of the kitchen which is handy for storage with a wooden glazed window inside. There is another solid wooden glazed door out to the garden and a wall mounted boiler off the end of the kitchen. The other end of the kitchen it is open plan too:-

**BREAKFAST ROOM** 9' 05 max" x 7' 07 max" (2.87m x 2.31m) Breakfast room is an extension off the back of the property which also extends to the rear of the dining room. UPVC double glazed windows to the side and the rear overlooking the lovely garden, carpeted floor coverings and a radiator. There is a separate serving hatch through to the dining area.

**DINING ROOM** 14' 10 max" x 12' 07 max" (4.52m x 3.84m) UPVC double glazed window to the side, carpeted floor coverings, original coving, feature gas fireplace, radiator and opening to:-

**STUDY/FAMILY ROOM** 12' 08 max" x 7' 07 max" (3.86m x 2.31m) UPVC double glazed patio doors out to the garden and UPVC double glazed windows either side, carpeted floor tiles, radiator and serving hatch back through to the other side.

**WC** 6' 10 max" x 2' 08 max" (2.08m x 0.81m) Downstairs w/c has a wooden single glazed window to the side of the property, close coupled w/c and flooring tiles.

**LANDING** 15' 10 max" x 5' 11 max" (4.83m x 1.8m) First floor landing has UPVC double glazed windows to the side of the property, carpeted floor coverings, loft hatch, large airing cupboard and doors to:-

**Guide Price £500,000 - £525,000.**

**Andrew & Co are delighted to bring to the market this lovely four bedroom, detached property on Alder Road, Folkestone. The property has been extended to the rear and offer great living space throughout. The property has off road parking and a garage.**

**BEDROOM** 14' 10 max" x 12' 06 max" (4.52m x 3.81m) UPVC double glazed window to the rear and the side with lovely views of the garden, carpeted floor coverings, large fitted wardrobes with a radiator and coving.

**BEDROOM** 13' 07 into bay" x 13' 02 max" (4.14m x 4.01m) UPVC double glazed bay windows to the front of the property, carpeted floor coverings, large fitted wardrobes all down one wall, radiator and coving.

**BEDROOM** 11' 10 max" x 9' 04 max" (3.61m x 2.84m) UPVC double glazed window to the rear of the property overlooking the garden, carpeted floor coverings, radiator and coving.

**BEDROOM** 11' 07 max" x 8' 00 max" (3.53m x 2.44m) UPVC double glazed windows to the front of the property, carpeted floor coverings and a radiator.

**BATHROOM** 6' 05 max" x 6' 02 max" (1.96m x 1.88m) UPVC double glazed frosted window to the side of the property. Bathroom has a P-Shaped bath with electric shower over the bath, vanity sink unit with a heated towel rail, vinyl flooring, part tiled walls and coving.

**WC** 6' 02 max" x 2' 07 max" (1.88m x 0.79m) Separate w/c has a wooden single glazed window to the side of the property, close coupled w/c and vinyl flooring.

**GARDEN** Rear garden has a patio area as you exit the property, very beautiful area laid to lawn, well established trees, plants and flower beds around the outside. There is also a rear gate, large outside shed and access too the garage.

**GARAGE** 14' 00max" x 7' 03 max" (4.27m x 2.21m) Manual garage door to the front of the property with a wooden garage door out to the rear garden. Garage has a light inside.

**Tenure:** Freehold  
**Local Authority:** Folkestone & Hythe District Council

