

01233 632383
 Astford Office: 2 High Street,
 Astford, Kent, TN21 8SQ
 E: info@andrewandco.co.uk
 www.andrewandco.co.uk

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

01622 687698
 Maidstone Office: 38 Royal Star Arcade,
 High Street, Maidstone, Kent, ME14 1LL
 E: maidstone@andrewandco.co.uk
 www.andrewandco.co.uk

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

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.

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.
 Total area: approx. 174.1 sq. metres (1874.5 sq. feet)





EPC Rating:
D



ENTRANCE PORCH 12' 03 max" x 5' 10 max" (3.73m x 1.78m) UPVC double glazed frosted door to the front of the property, vinyl flooring, large coat cupboard, radiator and opening to:-

ENTRANCE HALL 9' 10 max" x 6' 08 max" (3m x 2.03m) Vinyl flooring, cupboard under the stairs, coving, radiator, stairs to first floor landing and doors to:-

CLOAKROOM/WC 6' 08 max" x 2' 09 max" (2.03m x 0.84m) Internal cloakroom with close coupled w/c, hand basin and vinyl flooring.

LOUNGE 21' 01 max" x 11' 04 max" (6.43m x 3.45m) Dual aspect room with UPVC double glazed patio doors out to the rear garden, UPVC double glazed window looking out to the front of the property, carpeted floor coverings, feature fire place, coving and two radiators.

DINING ROOM 10' 11 max" x 10' 00 max" (3.33m x 3.05m) UPVC double glazed window to the rear of the property, lovely original parquet flooring, coving, radiator and door to:-

KITCHEN 10' 11 max" x 10' 09 max" (3.33m x 3.28m) UPVC double glazed window to the rear of the property. Kitchen has a range of matching wall and base units, free standing cooker, stainless steel sink, space for a fridge freezer, space for a washing machine, breakfast bar area and doors to:-

SIDE PORCH 8' 00 max" x 3' 02 max" (2.44m x 0.97m) Single glazed wooden door to the front with windows around the side. There is tiled flooring and an electric supply.

GARAGE 20' 09 max" x 8' 04 max" (6.32m x 2.54m) Manual garage door, electric supply, free standing boiler and lights.

FAMILY ROOM 17' 10 max" x 10' 01 max" (5.44m x 3.07m) Triple aspect room with UPVC double glazed windows to the rear, side and front of the property, carpeted floor coverings, coving and two radiators.

LANDING 27' 05 max" x 6' 09 max" (8.36m x 2.06m) First floor landing has UPVC double glazed window to the front of the property, carpeted floor coverings, loft hatch, coving and two radiators.

BEDROOM 13' 11 max" x 10' 01 max" (4.24m x 3.07m) Dual aspect room with UPVC double glazed windows to the rear and side of the property. Bedroom has carpeted floor coverings, coving, radiator and door to:-

Guide Price £530,000 - £550,000.

Andrew & Co are delighted to bring to the market this five-bedroom, detached property on Pent Vale Close, Folkestone. The property has been extended to the side making good size living areas and bedrooms, this property is in a highly desirable area so call today!

ENSUITE 9' 11 max" x 3' 07 max" (3.02m x 1.09m) Internal room with large walk-in shower, vanity sink unit, close coupled w/c, vinyl flooring, full tiled walls, extractor fan and a radiator.

BEDROOM 11' 08 max" x 10' 07 max" (3.56m x 3.23m) Large UPVC double glazed window to the rear of the property with views out over towards the Three Hills. Bedroom has carpeted floor coverings with coving and a radiator.

BEDROOM 11' 00 max" x 9' 09 max" (3.35m x 2.97m) UPVC double glazed window against the rear of the property overlooking the garden and towards the Three Hills, carpeted floor coverings, coving, large built in wardrobe and a radiator.

BEDROOM 11' 01 max" x 9' 00 max" (3.38m x 2.74m) UPVC double glazed window to the rear of the property with views over the Three Hills and overlooking the garden, carpeted floor coverings, coving, storage cupboard housing the hot water tank and a radiator.

BEDROOM 11' 07 max" x 6' 07 max" (3.53m x 2.01m) Large UPVC double glazed window to the front of the property, carpeted floor coverings and a radiator.

BATHROOM 6' 11 max" x 5' 05 max" (2.11m x 1.65m) UPVC double glazed frosted window to the front of the property, bath with shower over the bath, pedestal hand basin, close coupled w/c, radiator, vinyl flooring and full tiled walls.

REAR GARDEN Rear garden has side access from the front of the property and rear access from the rear of the property. Garden is mainly laid with patio and there is a flower bed area around part of the garden, internal herb garden and a greenhouse.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council

