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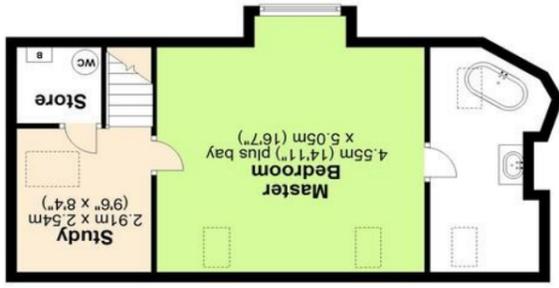
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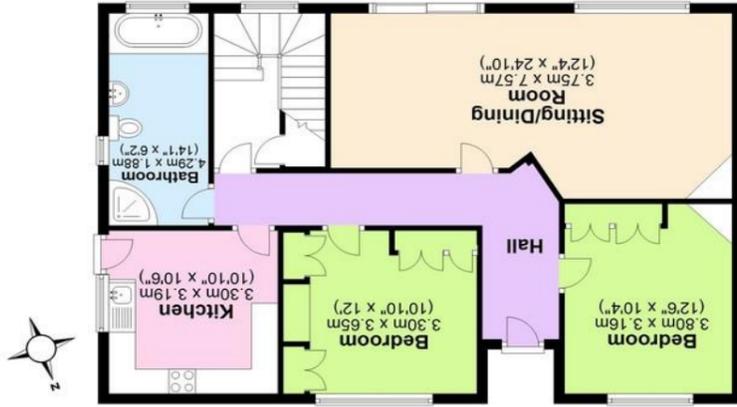
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 PlanUp

Total area: approx. 133.7 sq. metres (1438.8 sq. feet)



Approx. 45.3 sq. metres (487.2 sq. feet)



Approx. 88.4 sq. metres (951.7 sq. feet)





EPC Rating:  
**C**



**ENTRANCE HALL** 21' 03 max" x 11' 09 max" (6.48m x 3.58m) L-Shaped entrance hall has UPVC double glazed frosted front door to the property, carpeted floor coverings, two radiators on each part of the L-Shape, coving and doors to:-

**LOUNGE/DINER** 12' 01 max" x 10' 02 max" (3.68m x 3.1m) Dining room area has UPVC double glazed patio doors to a raised up decked area, stunning views across Folkestone and looking over the rear garden. There are carpeted floor coverings, coving and a radiator.

**LOUNGE/DINER** 12' 11 max" x 12' 05 max" (3.94m x 3.78m) Lounge has UPVC double glazed window to the rear of the property with lovely views over Folkestone and looking out over the garden, carpeted floor coverings, radiator, coving and a lovely original looking fireplace.

**KITCHEN** 11' 00 max" x 10' 10 max" (3.35m x 3.3m) UPVC double glazed patio door out to a raised up decked area with stunning views out across Folkestone and looking out towards France and there is a UPVC double glazed window above the sink. Kitchen comprises of matching wall and base units, electric hob, double oven with the top part being a grill, space for a free standing fridge freezer, space for a washing machine, space for a dishwasher, vinyl non-slip flooring, coving and a radiator.

**LANDING** 9' 06 max" x 8' 03 max" (2.9m x 2.51m) First floor landing/study area has Velux window looking out towards France, carpeted floor coverings, radiator, eves storage, storage cupboard which houses the boiler and the high-pressure expansion tank.

**BEDROOM** 17' 05 into dormer" x 16' 06 max" (5.31m x 5.03m) UPVC double glazed dormer window to the rear of the property with amazing views over Folkestone, two Velux windows to the front of the property, carpeted floor coverings, radiator, eves storage, built-in wardrobes and door to:-

**ENSUITE** 14' 11 max" x 7' 00 max" (4.55m x 2.13m) Velux window to the front and the rear, large bath with shower over the bath, close coupled w/c, hand basin, heated towel rail, vinyl flooring and part tiled walls.

**GARAGE** Single garage with manual garage door and there is off road parking for 3-4 cars.

**FRONT GARDEN** Well matured front garden with a lovely area laid to lawn giving an attractive approach to the property.

**REAR GARDEN** Mainly laid to patio with raised up decked areas, raised up flower beds, summer house and areas for pots around the outside of the property.

**WORKSHOP** 8' 00 max" x 6' 00 max" (2.44m x 1.83m) Underneath the house there is a workshop with a wooden single glazed window looking out to the garden and a wooden door. There is also a power supply to the workshop.

**Tenure:** Freehold



**BEDROOM** 13' 00 max" x 10' 11 max" (3.96m x 3.33m) UPVC double glazed window to the front of the property overlooking the lovely front garden, carpeted floor coverings, coving, fitted wardrobes and a radiator.

**BEDROOM** 12' 06 max" x 10' 05 max" (3.81m x 3.18m) UPVC double glazed window to the front of the property overlooking the front garden, carpeted floor coverings, fitted wardrobes, coving and a radiator.

**BATHROOM** 13' 10 max" x 6' 01 max" (4.22m x 1.85m) Two UPVC double glazed windows with incredible views - one of which looks out towards France and the other towards Dungeness. Bathroom has a large bath, pedestal hand basin, close coupled w/c, walk in shower, non-slip vinyl flooring, radiator and coving.

**HALLWAY** 10' 03 max" x 6' 10 max" (3.12m x 2.08m) Hallway with staircase to first floor level. UPVC double glazed window overlooking the garden, carpeted floor coverings, storage cupboard which stretches underneath the stairs, coving and a radiator.



**Asking Price of £475,000.**

**Andrew & Co are delighted to bring to the market this three-bedroom, semi-detached property on the high sough after location of Stanbury Crescent. The property has amazing views from the rear over the English channel and has off road parking and a garage. Don't miss out!**

