

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.

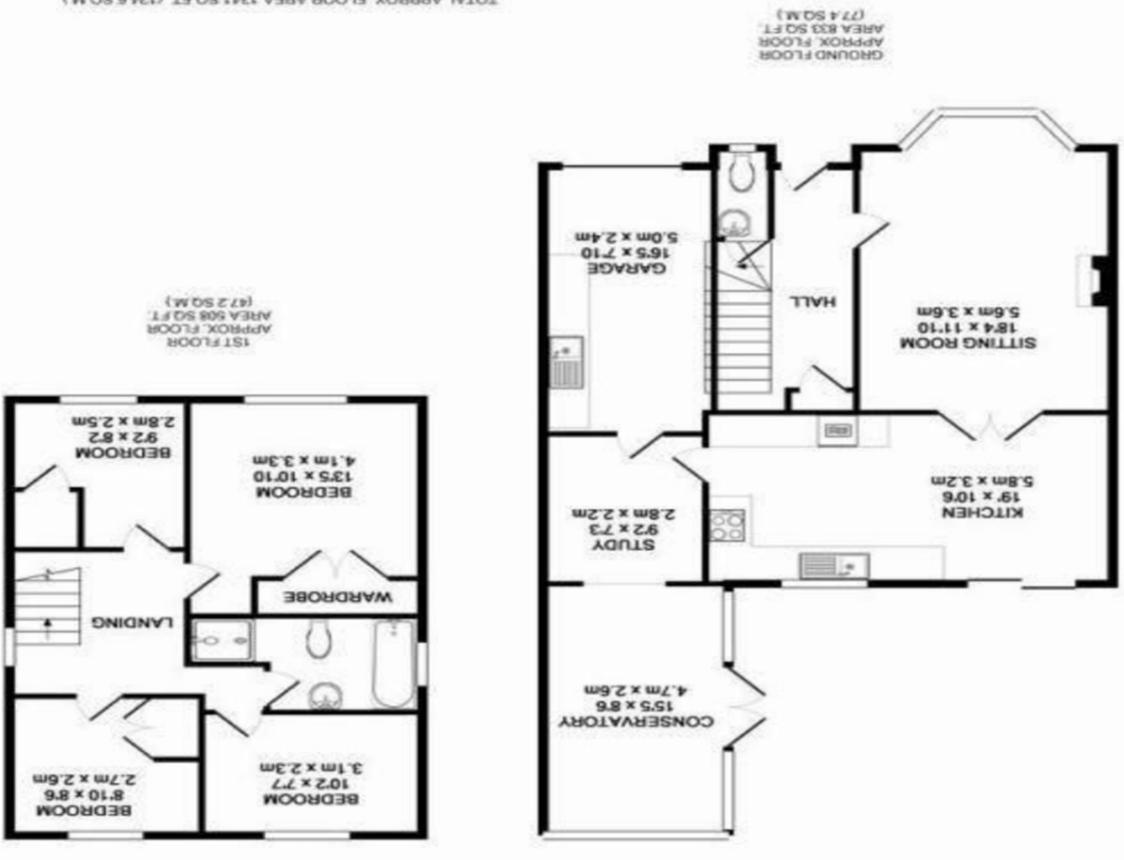
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What every agent has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENTRANCE HALL** 13' 00 max" x 6' 08 max" (3.96m x 2.03m) Composite glazed front door with laminate flooring, stairs to first floor landing, large storage cupboard under the stairs, coving and a radiator. Doors to:-

**LOUNGE** 19' 00 into bay" x 11' 11 max" (5.79m x 3.63m) UPVC double glazed bay windows to the front of the property with laminate wood flooring, coving and a radiator. Double doors to:-

**KITCHEN/DINER** 19' 01 max" x 10' 03 max" (5.82m x 3.12m) UPVC double glazed patio doors to the garden with UPVC double glazed window to the rear. Kitchen has matching wall and base unit with gas hob, extractor fan, double oven with grill element, integrated fridge and space for a dishwasher. The dining area has space for a large table and chairs with coving and a radiator. Door to:-

**UTILITY ROOM** 9' 02 max" x 7' 00 max" (2.79m x 2.13m) Internal area with light from conservatory with space for a freestanding fridge/freezer and vinyl flooring. Opening to:-

**BEDROOM** 8' 09" x 8' 07" (2.67m x 2.62m) UPVC double glazed window to the rear of the property with carpeted floor coverings and a radiator.

**BEDROOM** 10' 00" x 7' 08" (3.05m x 2.34m) UPVC double glazed window to the rear of the property with carpeted floor coverings and a radiator.

**BEDROOM** 9' 01 max" x 8' 00 max" (2.77m x 2.44m) UPVC double glazed window to the front of the property with carpeted floor coverings, fitted wardrobes and a radiator.

**BATHROOM** 10' 02 max" x 5' 11 max" (3.1m x 1.8m) UPVC double glazed frosted window to the side of the property with a bath, separate shower, close couple w/c, vanity hand basin and a heated towel rail.

**GARDEN** Nice size family garden with patio area leading to an area laid to lawn with flower beds around the outside.

**DRIVEWAY** Off road parking to the front in front of the garage for two cars.

**Tenure:** Freehold

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



**CONSERVATORY** 15' 09" x 8' 07" (4.8m x 2.62m) UPVC double glazed windows with UPVC glazed doors to the garden, vinyl flooring, wall lights and blinds.

**GARAGE** 16' 04" x 7' 11" (4.98m x 2.41m) Newly fitted manual garage door with base units and a sink. Space for washing machine and tumble dryer and wall mounted boiler.

**WC** 5' 07" x 2' 09" (1.7m x 0.84m) UPVC double glazed frosted window to the front of the property with close coupled w/c, hand basin and laminate flooring.

**LANDING** 9' 05" x 8' 02" (2.87m x 2.49m) UPVC double glazed window to the side of the property with carpeted floor coverings, loft hatch and a radiator. Doors to:-

**BEDROOM** 13' 04 max" x 10' 09 max" (4.06m x 3.28m) UPVC double glazed window to the front of the property with carpeted floor coverings, fitted wardrobes and a radiator.



**Guide Price £420,000 - £440,000.**

**Andrew & Co are delighted to bring to the market this four-bedroom, link detached property on William Avenue, Folkestone. The property is in good decorative condition throughout with a very nice size conservatory, a garage and off-road parking. Don't miss out!**

