



8 Avereng Gardens, Folkestone

Guide Price £700,000

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*** OPEN DAY SATURDAY 1ST OF APRIL, BY APPOINTMENT ONLY ***

BEAUTIFULLY PRESENTED DETACHED RESIDENCE BUILT IN 1927 IN A QUIET AND SOUGHT AFTER ROAD.

This home is located in a quiet and sought after road which provides easy access into the town centre and to the seafront, offers great schooling at both Junior and Grammar levels as well as excellent transport links via road and train, including being a stone's thrown from the high speed link to London, making this home ideally situated for all your needs.

The home provides large, spacious and versatile accommodation depending on how any new buyer interprets it. The property is arranged over three floors. Once inside the home and you've passed through the porch there is a downstairs shower room with W/C directly opposite. Moving through the property there is a dining room which looks onto the front garden, a kitchen breakfast room which has views of the rear garden. At the rear of the kitchen it leads to a storage space, another W/C and a utility room. There is a L shaped lounge in the center of the house which has a secret door that goes to the annexe. On the first floor there are 4 double bedrooms with the master and second bedroom benefiting from built in storage. To complete the first floor there is a family bathroom. On the second floor there is another bedroom which leads to a versatile room which would make an ideal home office. There is also access to the roof terrace which has panoramic views of Folkestone.

The Annexe can be accessed via a door in the lounge. On the ground floor in the annexe there is a





Ground Floor

Porch

Dining Room

20' 9" x 17' 8" (6.32m x 5.39m)

Kitchen/Breakfast Room

20' 8" x 8' 12" (6.29m x 2.74m)

Storage

W/c

Utility Room

Shower Room

Living Room

23' 2" x 12' 11" (7.05m x 3.93m)

Sitting/Dining Room

17' 9" x 14' 1" (5.41m x 4.3m)

Kitchen/Breakfast Room

14' 4" x 11' 7" (4.36m x 3.54m)

First Floor

Landing

Bedroom One

18' 10" x 14' 3" (5.75m x 4.35m)

Bedroom Two

17' 0" x 12' 6" (5.19m x 3.81m)

En-Suite Shower Room

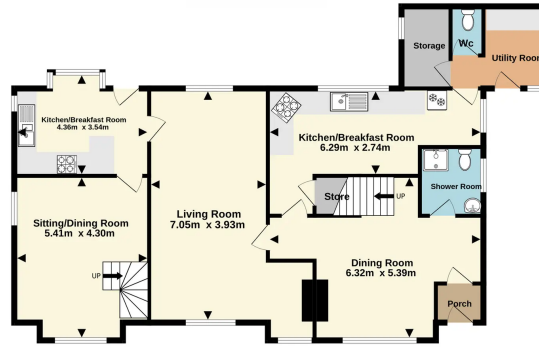
Bedroom Three

13' 5" x 11' 9" (4.08m x 3.58m)

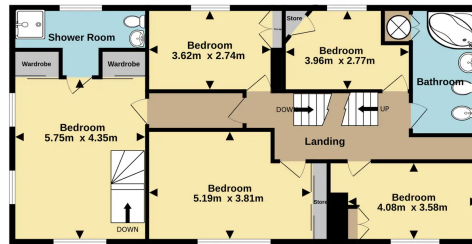
Bedroom Four

12' 12" x 9' 1" (3.96m x 2.77m)

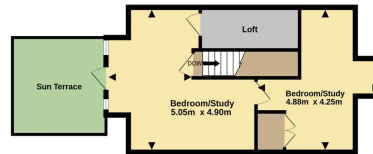




GROUND FLOOR
112.6 sq.m. approx.



1ST FLOOR
96.9 sq.m. approx.



2ND FLOOR
41.6 sq.m. approx.

TOTAL FLOOR AREA : 251.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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