



Downs Road, Folkestone

Guide Price £450,000




ANDREW & CO
ESTATE AGENTS



51 Downs Road

Folkestone

Stunning 4-bed Semi-Detached House in Folkestone, guide price £450,000 - £475,000. Ideal blend of comfort and style with lovely rear garden, decking area, garage, off-road parking. Perfect mix of charm and convenience, book your viewing now!

Council Tax band: C

Tenure: Freehold

- Guide Price £450,000 - £475,000
- Semi Detached Property
- Four Bedrooms
- Lovely Size Rear Garden
- Ideal Turn Key Ready Property
- Very Popular Location
- Views Over Folkestone
- EPC Rating "TBC"

01303 279955

cheriton@andrewandco.co.uk

Entrance Hall

15' 7" x 6' 6" (4.76m x 1.97m)

Composite frosted glazed door to the front with wood laminate flooring, stairs to first floor landing and cupboards under the stairs. There is a radiator with coving and door to:-

Dining Room

12' 1" x 11' 1" (3.69m x 3.37m)

UPVC double glazed French doors out to the garden with wood laminate flooring, designer radiator, coving and feature tiled wall. Open plan to the kitchen with a center island dividing the rooms.

Kitchen

18' 1" x 7' 11" (5.50m x 2.41m)

Large UPVC double glazed window overlooking the lovely size garden. Kitchen has matching wall and base units in high gloss light gray, freestanding range style cooker with extractor fan and integrated microwave oven. Space for a freestanding wide fridge/freezer and integrated dishwasher and cupboard housing the washing machine and separate cupboard housing the boiler. Designer radiator with coving and wood laminate flooring.

Lounge

13' 11" x 11' 11" (4.23m x 3.63m)

UPVC double glazed bay window to the front with fitted blinds, carpeted floor coverings, coving and designer radiator.

First Floor Landing

10' 2" x 7' 7" (3.10m x 2.30m)

UPVC double glazed window to the side of the property with carpeted floor coverings, stairs to loft conversion and a radiator.



Bedroom

12' 5" x 11' 4" (3.78m x 3.45m)

UPVC double glazed window to the rear with lovely views over the garden and out towards Folkestone. Carpeted floor coverings with fitted wardrobe, coving and a radiator.

Bedroom

14' 6" x 12' 0" (4.43m x 3.65m)

UPVC double glazed bay window to the front of the property with fitted blinds. Carpeted floor coverings, fitted wardrobe, coving and a radiator.

Bedroom

6' 8" x 6' 7" (2.04m x 2.00m)

UPVC double glazed window to the front of the property with fitted blind. Wood laminate flooring and a radiator.

Bathroom

7' 3" x 7' 5" (2.22m x 2.26m)

UPVC double glazed frosted window to the rear of the property with L-shape bath with shower over the bath, close coupled w/c, vanity sink unit, wall mount storage cupboards, part tiled walls and a heated towel rail.

Second Floor Landing

7' 3" x 6' 6" (2.20m x 1.97m)

UPVC double glazed window to the side of the property with carpeted floor coverings, fitted wardrobe for the bedroom and space for a chest of drawers. Door to:-

Bedroom

14' 10" x 11' 1" (4.51m x 3.39m)

Three Velux windows two to the front and one to the rear with lovely views. Carpeted floor coverings, eave storage with a storage cupboard and a radiator. Loft room conversion with the sizes being the maximum measurements.

w/c

To the rear of the garage the owners have installed a outside w/c for when entertaining in the garden.



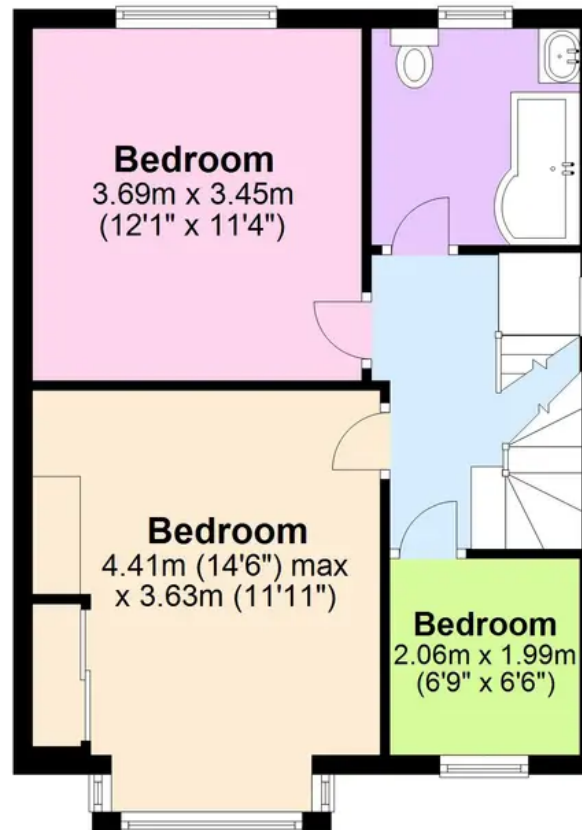
Ground Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



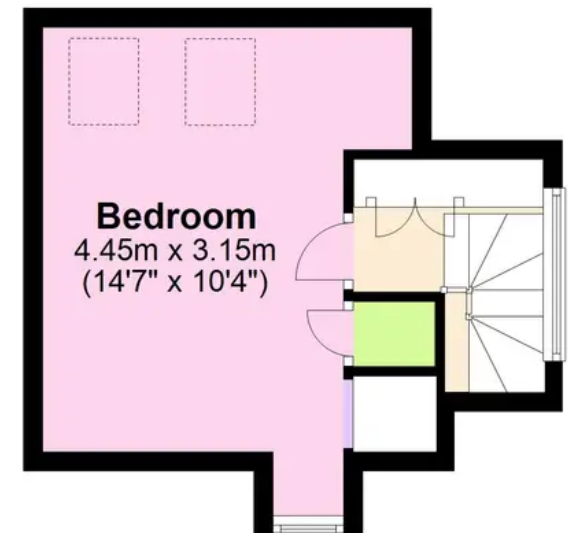
First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Second Floor

Approx. 21.0 sq. metres (226.4 sq. feet)



Total area: approx. 117.4 sq. metres (1264.1 sq. feet)

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.