



**44 Silverlands Road, Lyminge - CT18 8JG**

Guide Price **£345,000**



Approximate Gross Internal Area = 67 sq m / 721 sq ft  
Garage = 13 sq m / 140 sq ft

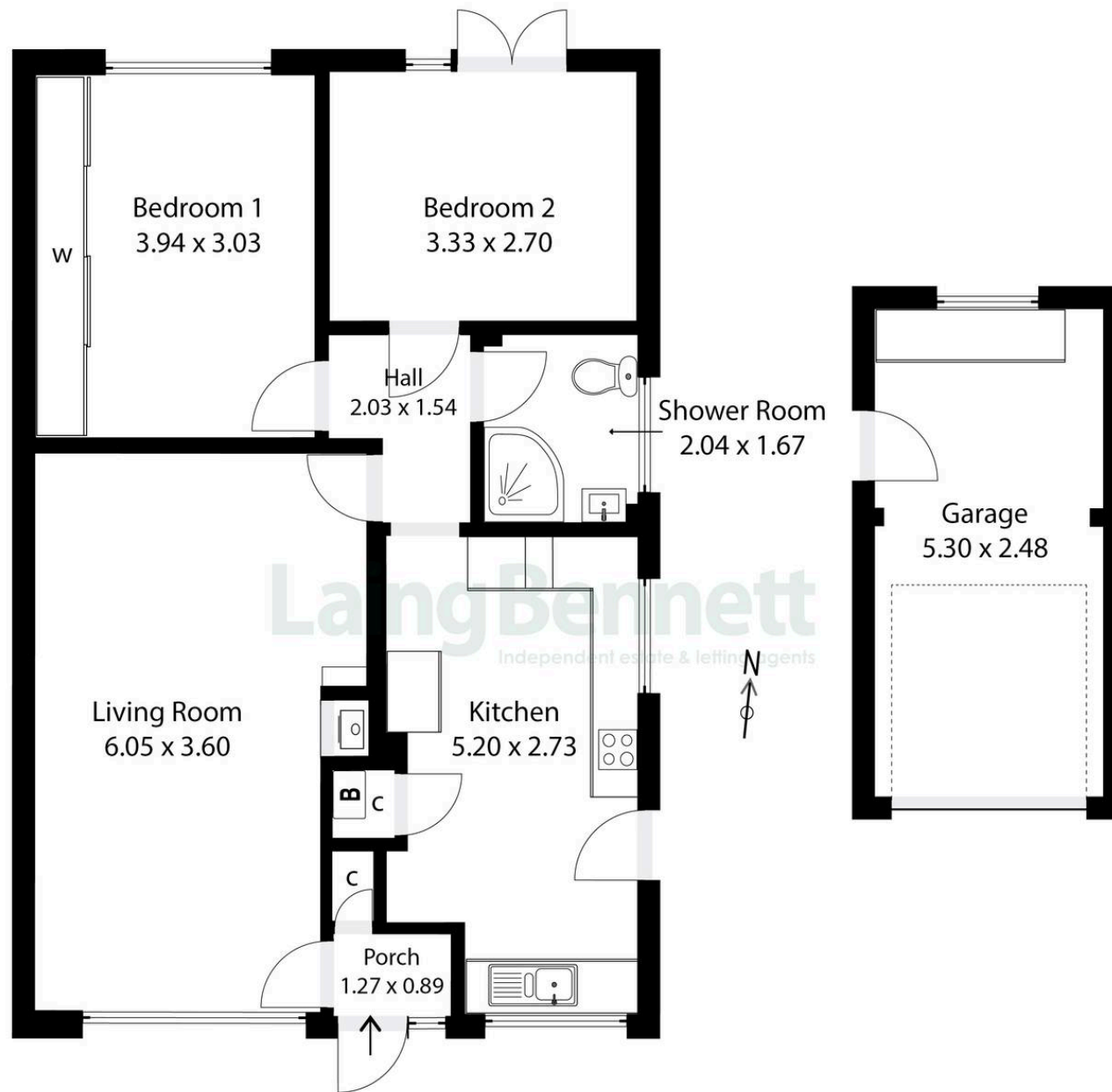


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

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## 44 Silverlands Road

Lyminge, Folkestone

A beautifully presented bright and spacious semi detached bungalow that has been extensively updated to the highest of standards throughout by the current vendor, who has created a stylish and modern home.

Accommodation comprises: Entrance hall, spacious sitting/dining, well fitted out contemporary modern kitchen, inner hallway, stylish shower room/WC, bedroom one with fitted wardrobe range and bedroom two with door to raised decked terrace. Outside there is a detached garage with power and light driveway parking. Attractive front garden and pretty cottage style rear garden

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







## Laing Bennett

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