



Raylands, Canterbury Road, Etchinghill, Folkestone, CT18 8DB
Offers In Excess Of £400,000

Come and take a look at this impressive detached home in the wonderful village location of Etchinghill.

Play golf to your hearts content and enjoy long wondering walks in the best of Kent countryside with this property, nestled in the heart of the village.

Park up on the expansive drive or pop your car in the garage and head inside. The spacious hallway sets the tone for the space to follow.

With three receptions to choose from, two with dual aspect windows, this light and airy home has space galore!

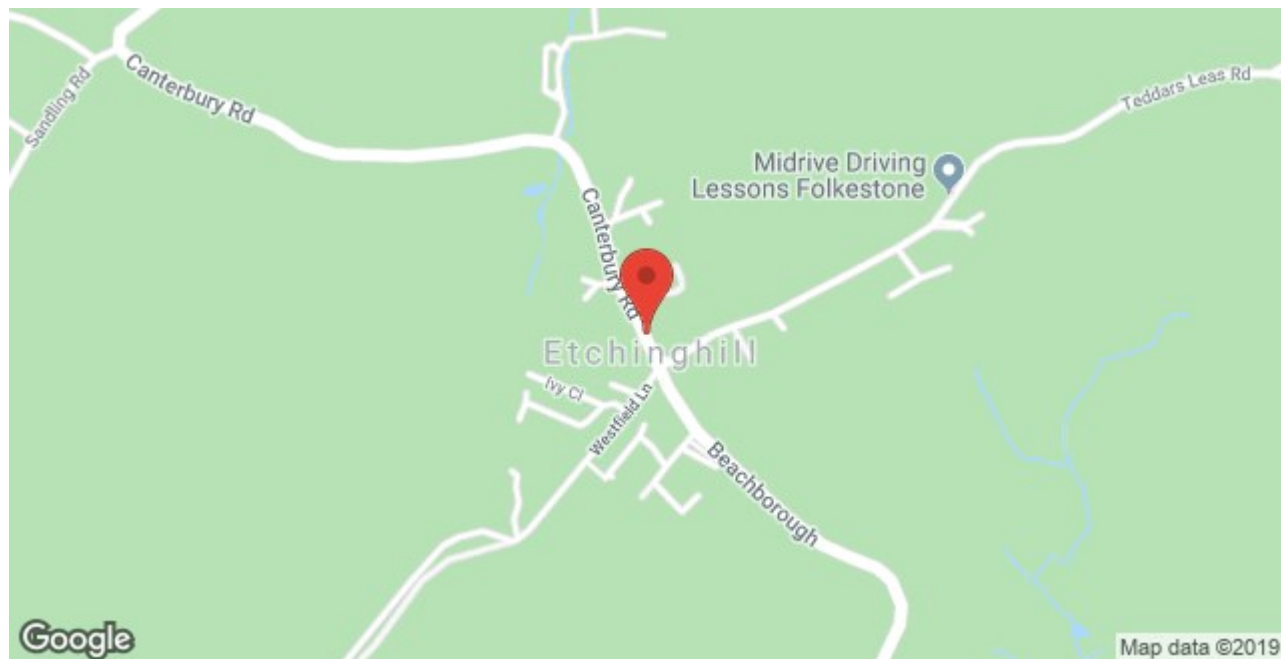
The kitchen is roomy and has scope for you to add your own flair with the added benefit of a utility room offering convenience and practicality.

To the first floor you will find three large bedrooms and a family bathroom.

The real feather in this property's cap is the vast garden space with a willow tree providing shade on those warmer days. There are plenty of sheds and a greenhouse for you to potter around in and lots of outside space for children to play in.

The seller has already found their dream home which is end of chain so you could be in before you know it making your very own dream home!

Call us to view now!



Entrance Hall:

Lounge:

19'3" x 13'3" (5.87m x 4.04m)

Dining Room:

14'1" x 12'8" (4.29m x 3.86m)

Drawing Room:

14'3" x 12' (4.34m x 3.66m)

Kitchen:

13'3" x 11'3" (4.04m x 3.43m)

Utility:

11'7" x 5'9" (3.53m x 1.75m)

First Floor Landing:

Bedroom One:

15'4" x 12'9" (4.67m x 3.89m)

Bedroom Two:

20' x 12' at widest (6.10m x 3.66m at widest)

Bedroom Three:

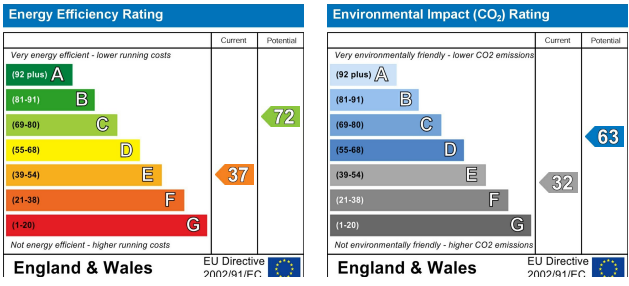
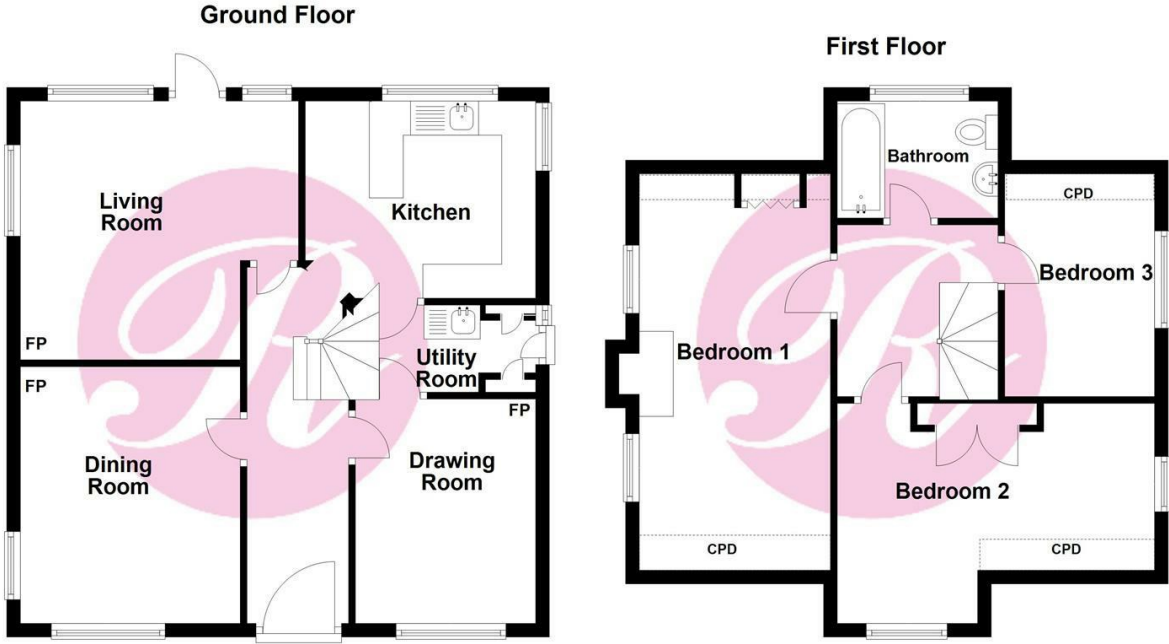
12'7" x 7'9" (3.84m x 2.36m)

Bathroom:

6'8" x 6'8" (2.03m x 2.03m)

Driveway and Garage:

Rear Garden:



Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

