



84 Enbrook Valley, Folkestone

Offers in Region of **£350,000**




ANDREW & CO
ESTATE AGENTS



84 Enbrook Valley

Folkestone, Folkestone

Inviting 3-bed mid-terraced gem with sleek kitchen and snug room. Finished to high standard. Offers around £350,000. Off-road parking, landscaped garden, energy-efficient EPC rating "B". Perfect blend of comfort and style. Council Tax band: C

Tenure: Freehold

- Offers in Region of £350,000
- Mid Terrace Property
- Three Bedrooms (Snug/Internal Bedroom From Garage Conversion)
- Finished to High Standard
- Off Road Parking
- Modern Kitchen
- Landscaped Garden
- EPC Rating "B"

Porch

Tiled floor

Entrance Hall

16' 3" x 5' 4" (4.95m x 1.63m)

Composite glazed front door, laminate wood flooring, radiator, feature wallpapered wall, large understairs cupboard, stairs to first floor landing. Doors to:

Reception Room

12' 7" x 8' 9" (3.84m x 2.66m)

Converted garage, carpeted floor coverings, radiator.

Downstairs WC

Laminate wood flooring, extractor fan, close coupled WC, hand basin, radiator.

First Floor Landing

14' 8" x 6' 9" (4.46m x 2.05m)

Stairs to second floor landing, carpeted floor coverings, radiator, fire alarm, doors to:

Lounge / Diner

17' 7" x 14' 8" (5.35m x 4.48m)

2 x UPVC double glazed windows to front, carpeted floor coverings, 2 x radiators, large understairs cupboard.

Kitchen

14' 6" x 9' 9" (4.41m x 2.98m)

UPVC double glazed patio door to garden, UPVC double glazed window to garden, recently fitted kitchen with matching wall and base units in high gloss cream, integrated fridge/freezer, dishwasher, washing machine & wine cooler. LVT flooring, tiled splashback, induction hob, 2 x double ovens, cupboard housing boiler, breakfast bar area.



Second Floor Landing

14' 4" x 6' 7" (4.38m x 2.01m)

Carpeted floor coverings, loft hatch, radiator, large airing cupboard with cylinder. Doors to:

Bedroom 1

15' 0" x 9' 7" (4.58m x 2.92m)

UPVC double glazed window to garden, carpeted floor coverings, radiator. Door to:

En-Suite

7' 9" x 4' 6" (2.35m x 1.38m)

Walk in shower, pedestal hand basin, close coupled WC, laminate wood flooring, heated towel rail, part tiled walls, extractor fan.

Bedroom 2

13' 10" x 7' 9" (4.21m x 2.35m)

UPVC double glazed window to front, carpeted floor coverings, radiator.

Bedroom 3

11' 4" x 6' 8" (3.46m x 2.04m)

UPVC double glazed window to front, carpeted floor coverings, radiator.

Bathroom

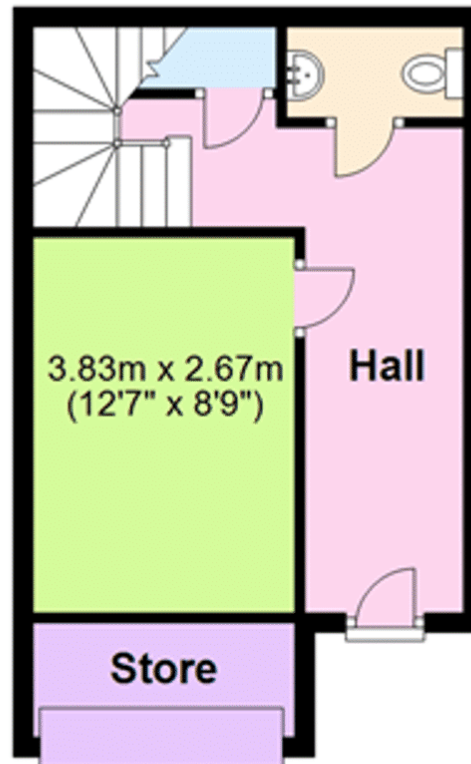
6' 10" x 5' 9" (2.09m x 1.74m)

Bath with mixer tap shower attachment, close coupled WC, pedestal hand basin, radiator, laminate flooring, extractor fan.



Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)

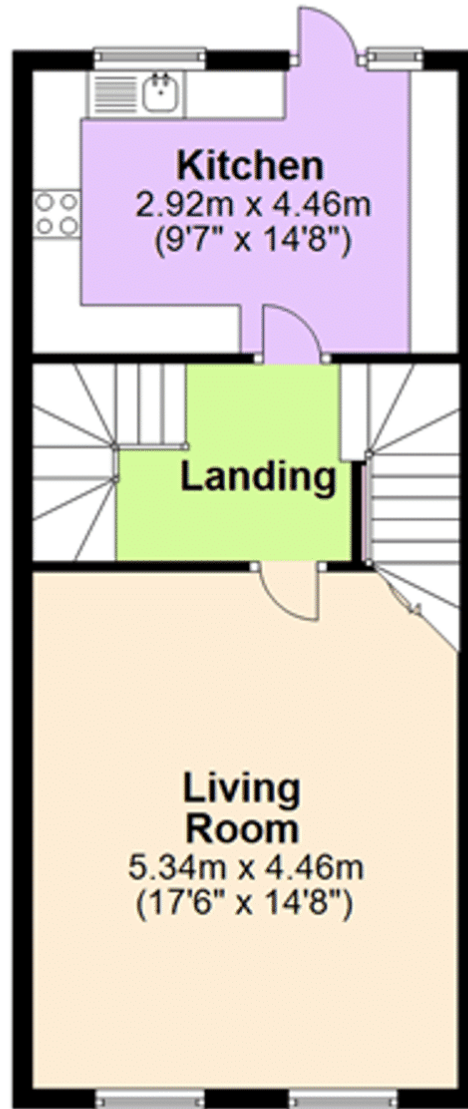


Total area: approx. 122.9 sq. metres (1322.4 sq. feet)

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.

First Floor

Approx. 46.7 sq. metres (502.5 sq. feet)



Second Floor

Approx. 46.5 sq. metres (501.0 sq. feet)

