



**186 Shorncliffe Road, Folkestone**

Guide Price **£360,000**







## 186 Shorncliffe Road

Folkestone

Guide Price £360,000 - £380,000. Andrew and Co are delighted to bring to the market this beautiful three bedroom semi-detached house in the sought after West end of Folkestone and just minutes from Folkestone West train station and local schools. Call to arrange a viewing on 01303 279955.

Council Tax band: C

Tenure: Freehold

- Guide Price £360,000 - £380,000
- Three Bedroom Family Home
- Pretty Bay Frontage
- Garage
- Off-Road Parking
- West End Location
- Close to High Speed Train Station
- Close to Local Schools
- Separate Summer House

**To offer on this property please call 01303 279955 or email**

**[cheriton@andrewandco.co.uk](mailto:cheriton@andrewandco.co.uk)**



**ENTRANCE PORCH**

8' 8" x 3' 4" (2.63m x 1.02m)

Metal double glazed front door with two single glazed wooden windows either side, carpeted floor coverings, solid wooden door to the entrance hall.

**ENTRANCE HALL**

11' 8" x 8' 6" (3.56m x 2.59m)

UPVC double glazed window on the half landing allowing extra light, stairs to first floor landing, carpeted floor coverings, cupboards under the stairs, radiator and door to:-

**DINING ROOM**

10' 11" x 10' 11" (3.34m x 3.34m)

Wooden door out to Lean-to with glass panels allowing light into the dining room, carpeted floor coverings, coving, fireplace, open plan to:-

**LOUNGE**

10' 11" x 13' 3" (3.34m x 4.05m)

UPVC double glazed bay window to the front of the property, carpeted floor coverings, gas fire, radiator and coving.

**KITCHEN**

8' 6" x 7' 4" (2.58m x 2.24m)

UPVC double glazed frosted window to the side of the property, matching wall and base units, stainless steel sink, gas hob, fan oven and laminate flooring. Door to:-

**LEAN-TO**

11' 10" x 7' 10" (3.61m x 2.39m)

Part-bricked wall along the bottom with wooden double glazed windows, Perspex roof, space for fridge freezer, radiator and door through to utility area.





**UTILITY AREA/CLOAKROOM**

7' 9" x 2' 7" (2.36m x 0.80m)

Close couple w/c, hand basin and radiator. Plumbing and space for washing machine or tumble dryer.

**FIRST FLOOR LANDING**

8' 6" x 6' 2" (2.60m x 1.89m)

UPVC double glazed window on half-landing, carpeted floor coverings and doors to:-

**BEDROOM**

13' 1" x 11' 1" (3.98m x 3.37m)

UPVC double glazed windows to the front of the property, carpeted floor coverings, radiator and built in storage wardrobes.

**BEDROOM**

10' 11" x 10' 11" (3.33m x 3.33m)

UPVC double glazed tilt and turn windows to the rear of the property, carpeted floor coverings, radiator and built in storage cupboard.

**BEDROOM**

8' 7" x 8' 0" (2.61m x 2.45m)

UPVC double glazed bay window to the front of the property, carpeted floor coverings and radiator.

**BATHROOM/WET ROOM**

8' 8" x 7' 1" (2.63m x 2.17m)

UPVC double glazed window to the rear, full wet room floor with shower area, disabled w/c, hand basin, radiator, cupboard housing the boiler and loft hatch.

**GARAGE**

27' 11" x 8' 4" (8.51m x 2.55m)

Manual garage door, power supply and light.

**LOG CABIN/SUMMER HOUSE**

12' 5" x 9' 1" (3.78m x 2.77m)

Located at the end of the garden there is a wonderful Log Cabin/Summer House with wooden double doors as your enter, single glazed windows, power supply, lights and laminate wood flooring.



Ground Floor



First Floor

