



10 Langdon Road, Folkestone

Guide Price £340,000 - £360,000



**ANDREW & CO**
ESTATE AGENTS



10 Langdon Road

Folkestone, Folkestone

Charming 3-bed mid-terrace with 2 reception rooms, spacious rear garden for outdoor activities, detached garage, off-street parking. Council Tax band: C

Tenure: Freehold

- Three Bedroom Mid Terrace Home
- Lovely Size Rear Garden
- Two Reception Rooms
- Off Street Parking
- Detached Garage
- EPC Rating "C"

Entrance Porch

5' 5" x 2' 2" (1.65m x 0.67m)

UPVC double glazed frosted door to front of property, carpeted floor coverings, solid wooden glazed internal door to:

Entrance Hall

14' 1" x 7' 2" (4.30m x 2.19m)

carpeted floor coverings, stairs to first floor landing, understairs storage cupboard, radiator, doors to:

Lounge

14' 10" x 11' 6" (4.52m x 3.50m)

UPVC double glazed bay window to front, carpeted floor coverings, radiator, electric feature fireplace, coving.

Dining Room

11' 7" x 9' 8" (3.54m x 2.94m)

Metal double glazed window into lean to, carpeted floor coverings, radiator.

Kitchen

12' 7" x 7' 1" (3.83m x 2.17m)

Metal double glazed window to garden, matching wall and base units in high gloss cream, integrated double oven, electric hob & extractor fan. Space for freestanding fridge/freezer & washing machine. Wall mounted boiler, stainless steel sink. UPVC double glazed door into lean to.

Lean To / Sun Room

10' 0" x 4' 9" (3.05m x 1.45m)

UPVC double glazed windows looking out to garden, UPVC double glazed door to garden. Perspex roof, space for chest freezer and tumble dryer, wooden flooring.

First Floor Landing

12' 0" x 5' 11" (3.65m x 1.81m)

Carpeted floor coverings, loft hatch, airing cupboard, radiator, doors to:



Bedroom

15' 3" x 10' 10" (4.66m x 3.30m)

UPVC double glazed bay window to front, carpeted floor coverings, built in wardrobes either side of chimney breast, radiator.

Bedroom

11' 8" x 10' 9" (3.55m x 3.28m)

UPVC double glazed window to rear with views over the South Downs & the horse on the hill, carpeted floor coverings, built in wardrobe, coving, radiator.

Bedroom

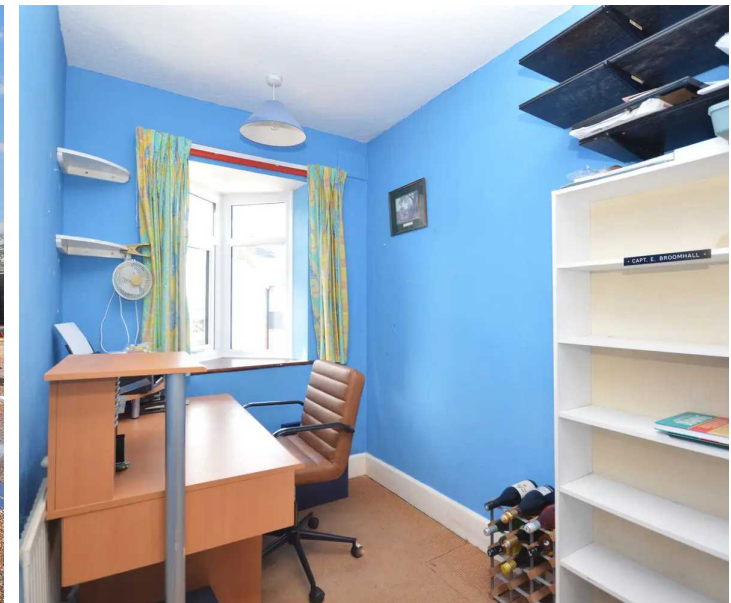
8' 4" x 6' 0" (2.54m x 1.83m)

UPVC double glazed V shaped small bay to front of property, carpeted floor coverings, radiator.

Bathroom

7' 9" x 7' 1" (2.37m x 2.16m)

UPVC double glazed frosted window to rear, walk in shower, close coupled WC, pedestal hand basin, tiled walls, radiator, cupboard housing hot water cylinder.





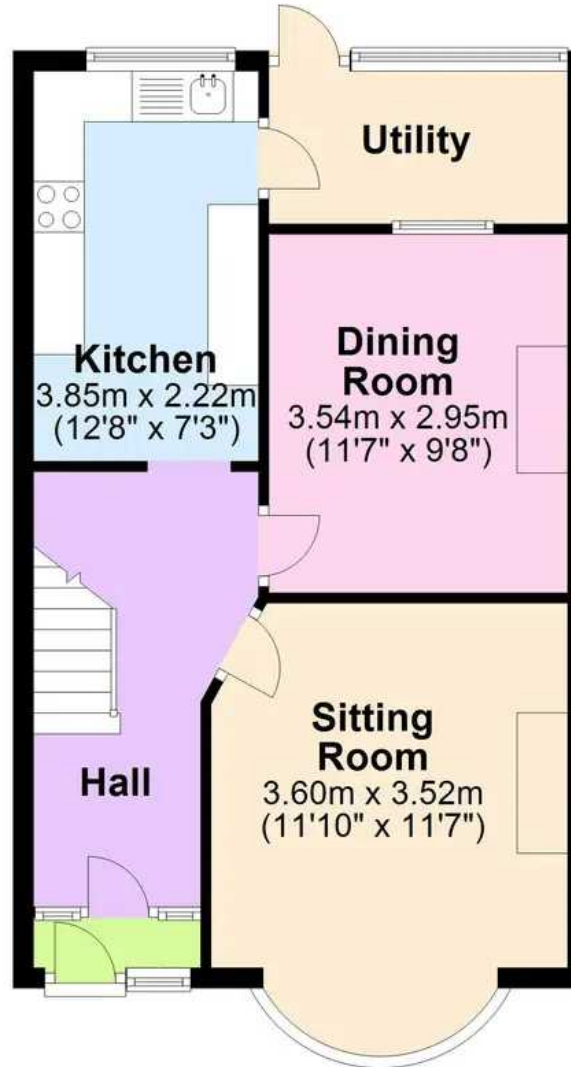
Outbuilding

Approx. 28.9 sq. metres (310.9 sq. feet)



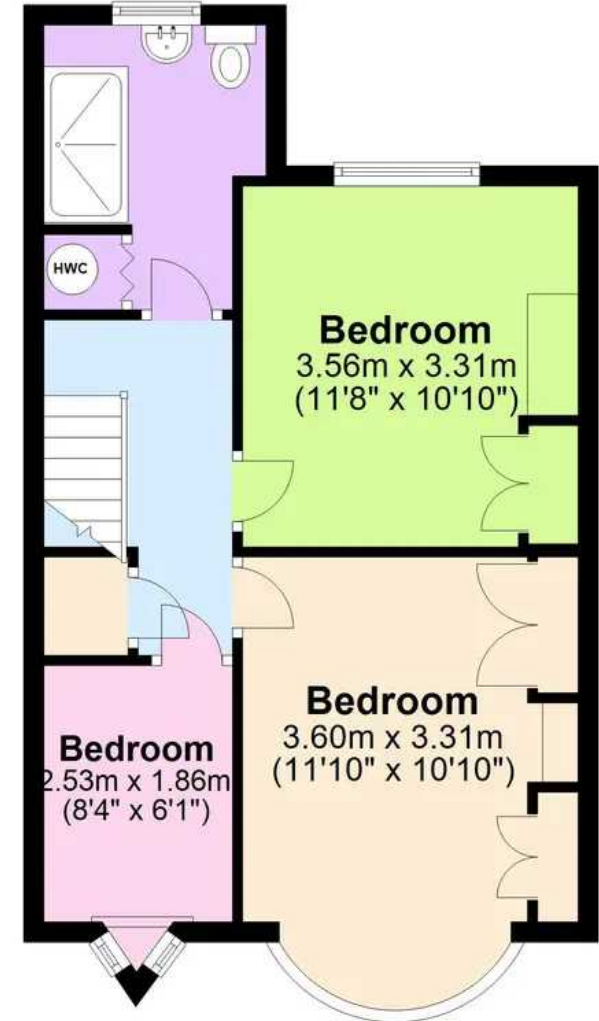
Ground Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 118.4 sq. metres (1274.5 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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.



Andrew & Co Estate Agents - Cheriton/Folkestone

01303 279955

cheriton@andrewandco.co.uk

