



Godwyn Gardens

Folkestone CT20 2JZ

- Impressive 1930s Detached Residence
 - Four Bedrooms & Family Bathroom
 - Spacious Living & Dining Rooms
 - Solar Panels & Sizable Rear Garden
 - Planning Permission Granted To Extend
- Ideal Location For London Commuters
 - Large Kitchen/Diner & Utility Room
 - Sought After Cul-De-Sac Location
 - Large Garage & Off-Road Parking
 - No Onward Chain

Asking Price £850,000 Freehold





Mapps Estates are delighted to bring to the market this substantial four bedroom period residence located in a sought-after cul de sac location within walking distance of Folkestone West train station for high speed access to central London. The generous accommodation comprises a reception hall, a good-sized living room opening to a rear conservatory with underfloor heating, a separate dining room, a spacious kitchen/diner, separate utility room and two cloakrooms to the ground floor, with four bedrooms and a family bathroom to the first floor. The property is set on a large plot enjoying an impressive family garden to the rear, as well as a large attached garage and off-road parking for up to four cars. The current owners have also had planning permission granted to extend the property. Being sold with the added benefit of having no onward chain, an early viewing of this desirable family home comes highly recommended.

Located within a short walk of Folkestone West Train Station for high speed access to central London, and with Cheriton high street nearby which offers a good selection of shopping facilities and amenities. The property is also ideally situated within walking distance of Sandgate Primary School, and both the Harvey Grammar School and Folkestone School for Girls. The pretty coastal village of Sandgate is a short drive away and again offers a selection of shopping facilities, art galleries, antique shops, fashionable bars and restaurants. A Tesco superstore is within easy reach by car as is the M20 motorway and Channel Tunnel Terminal. Folkestone West train station offers high speed rail services to London, St Pancras (approximately 50 minutes). Folkestone town centre is a short drive away and offers a wider range of shopping and leisure facilities, the popular, regenerated Harbour area and creative quarter, as well as pleasant walks along the Leas Promenade.

Ground Floor:

Front Entrance

With composite front door opening to entrance lobby with side aspect UPVC double glazed window, frosted glazed panel door opening to reception hall.

Reception Hall

With side aspect UPVC double glazed window, stairs to first floor and understairs store cupboard, wood block tiled flooring, wall light point, coved ceiling, heating thermostat, radiator.

Cloakroom

With UPVC frosted double glazed sash window, WC, corner wash hand basin, part-tiled walls, tiled floor, wall light point.

Living Room 19'6 x 15' (max)

With front aspect UPVC double glazed sash window, feature fireplace with inset coal effect gas fire, fitted shelving and store cupboards to both sides, picture rail, coved ceiling, wood block tiled flooring, two radiators, rear aspect windows and glazed panel door opening to conservatory.

Conservatory 21'6 x 8'7

With pitched polycarbonate roof with fitted blinds, tiled floor with underfloor heating, UPVC double glazed windows and sliding door opening to rear garden, three wall light points, glazed panel door opening to kitchen/diner.

Kitchen/Diner 23'2 x 16'11 (max points)

With a fitted kitchen comprising a range of store cupboards and drawers, rolltop work surfaces with matching upstands and concealed lighting over, inset stainless steel one and a half bowl sink/drainers with mixer tap over, rear aspect UPVC double glazed window looking onto garden, four ring induction hob with tiled splashback and extractor canopy over, integrated fridge/freezer and dishwasher, coved ceiling, tiled floor, two radiators, dining area with fitted dresser unit, two built-in shelved store cupboards (one opening through to dining room), doors to reception hall, conservatory and side entrance hall.

Dining Room 15' x 12'8

With front aspect UPVC double glazed sash window, side aspect UPVC double glazed window, feature fireplace, picture rail, coved ceiling, wood block tiled flooring, two radiators, built-in cupboard opening through to kitchen with drawer under, two radiators.

Side Entrance Hall

With front and rear UPVC double glazed doors opening to driveway and rear garden, dado rail, consumer unit, wood effect vinyl flooring, fitted shelved store cupboards, radiator, doors to kitchen, garage and utility room.



Utility Room 9'9 x 7'3

With rear aspect UPVC double glazed window looking onto garden, stainless steel sink/drainer with worktop to side and store cupboards under, space and plumbing for washing machine, tumble dryer and fridge/freezer, wall-mounted British Gas gas-fired boiler, vinyl flooring, door to cloakroom.

Cloakroom

With UPVC frosted double glazed window, WC, vinyl flooring.

Garage 18'2 x 12'

With up and over door, recessed shelving to rear, power and light.

First Floor:

Landing

With front aspect UPVC double glazed sash window, newly-fitted carpet to landing and stairs, large loft hatch with fitted ladder, built-in airing cupboard housing hot water cylinder with fitted shelving, picture rail.

Bedroom 16'6 (max) x 12'8

With front and side aspect UPVC double glazed sash windows enjoying distant hillside glimpses, fitted Sharps floor to ceiling triple wardrobe with mirrored sliding doors, recessed built-in shelved store cupboard, recessed wash hand basin set into shelf with store cupboard under, tiled splashback, and vanity light/shaver point over, coved ceiling, radiator.

Bedroom 15' x 11'4

With rear aspect UPVC double glazed window looking onto garden, wash hand basin set into shelf with tiled splashback over and store cupboard under, coved ceiling, radiator.

Bedroom 15'2 x 8'

With front aspect UPVC double glazed sash window, picture rail, radiator.

Bedroom 12'3 x 9'10 (max points)

With side aspect UPVC double glazed sash window, rear aspect high level UPVC double glazed window, wash hand basin with tiled splashback over and store cupboard under, recessed built-in store cupboard, picture rail, radiator.



Family Bathroom 10'1 x 6'2

With UPVC frosted double glazed window, panelled bath with central mixer tap and wall-mounted shower over, pedestal wash hand basin with vanity wall light over, WC, extractor fan, part-tiled walls, wood effect vinyl flooring, coved ceiling, chrome effect heated towel rail.

Outside:

To the front of the property is a lawned garden with contoured shrub borders; a brick block paved patio leads to the front entrance and gated side access leading through to the rear garden, There is also a brick block paved driveway providing off-road parking for up to four cars and access to the garage and side entrance hall. The large rear garden is mostly laid to lawn with mature shrub borders to the sides. A paved pathway runs along the rear of the house, with steps up to a paved terrace. There is a garden shed, an outdoors tap and power points; a pathway leads to the rear of the garden with a composting area and a children's play area laid to bark chippings.

Agent's Note:

Planning permission has been granted to extend the property. For more detailed information, please

contact our office or visit the Folkestone & Hythe District Council website and input the reference 25/0601/FH.





Total area: approx. 217.3 sq. metres (2339.4 sq. feet)

Local Authority Folkestone & Hythe District Council
Council Tax Band G
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Mapps Estates Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.