



## Surrenden Road Folkestone CT19 4DZ

- Substantial End Terrace Period Home
- Large Living Room With Bay Window
- Spacious Kitchen/Breakfast Room
  - Family Bathroom
- Close To Shops & Amenities
- Three Bedrooms
- Separate Dining Room
  - Utility Room
- Rear Garden With Storeroom & WC
- No Onward Chain

**Asking Price £325,000 Freehold**





Mapps Estates are delighted to bring to the market this impressive three bedroom end terrace period residence conveniently located within walking distance of Cheriton high street and amenities. The generous and well-proportioned accommodation comprises a welcoming reception hall, a spacious living room with a large bay window, a separate dining room, a kitchen/breakfast room, and a utility room to the ground floor, and three bedrooms and a family bathroom to the first floor. The property also enjoys a rear garden, an outside WC and storeroom. Being sold with the benefit of no onward sale, an early viewing comes highly recommended.

Located in the popular area of Cheriton, positioned within easy access to Folkestone West Train Station and the high street which offers a good selection of shopping facilities, amenities, primary and secondary schooling including grammar schools. 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. The Tesco superstore is within easy reach as is the M20 motorway and Channel Tunnel Terminal. Folkestone West train station is easily accessible and 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, and pleasant walks along the Leas Promenade. The historic Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with both Waitrose and Sainsbury's stores. The Royal Military Canal runs through the centre of the town and Hythe also enjoys an unspoilt seafront.

#### **Ground Floor:**

##### **Front Entrance**

Recessed front porch with tiled floor and light over, wooden front door with frosted glazed upper panel and window over, opening to reception hall.

##### **Reception Hall**

With stairs to first floor, understairs store cupboards with consumer unit and electric meter, coved ceiling, radiator.

##### **Living Room 14'4 x 11'10**

With large front aspect bay window with UPVC double glazed windows, feature fireplace with inset coal effect gas fire (not tested), wood effect laminate flooring, coved ceiling, radiator.

### **Dining Room 12'2 x 12'2**

Currently being used as a bedroom, with rear aspect UPVC double glazed window, exposed floorboards, radiator.

### **Kitchen/Breakfast Room 12'11 x 9'11**

With side aspect window with distant hillside view, range of fitted wooden store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset ceramic sink/drainers with mixer tap over, gas cooker, space for fridge/freezer, fitted shelves, door opening to utility room.

### **Utility Room 10' x 5'11 (max)**

With side aspect UPVC double glazed window and back door, fitted ceramic Butler sink, space and plumbing for washing machine and tumble dryer, wall-mounted Vaillant gas-fired boiler, door to pantry cupboard with fitted shelves, tiled floor.

### **First Floor:**

#### **Split Level Landing**

With two loft hatches (one with a fitted loft ladder), fitted shelved linen cupboard, radiator.

#### **Bedroom 15'11 x 14'5**

With front aspect bay window with UPVC double

glazed windows and further window to side, fitted floor to ceiling wardrobes, fan/light, exposed floorboards, radiator.

#### **Bedroom 12'3 x 9'9**

With rear aspect UPVC double glazed window, feature fireplace, exposed floorboards, radiator.

#### **Bedroom 10' x 10'**

With rear aspect UPVC double glazed window looking onto garden, feature fireplace, built-in store cupboard, exposed floorboards, radiator.

#### **Bathroom 8'8 x 6'7**


With two UPVC frosted double glazed windows, panelled bath with shower and tiling over, pedestal wash hand basin with tiled splashback, WC, wall light, wood effect vinyl flooring, radiator.

#### **Outside:**

To the front of the property is a low-walled garden laid to paving and a gated pathway leading to the front entrance. To the rear is a private garden laid to lawn, with shrub borders and a paved patio area. There is also an outside WC and a useful brick-built storeroom (10'5 x 6'3 with a window, power and light). A side gate accesses a shared alleyway.





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

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

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.