



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**97 SURRENDEN ROAD,
FOLKESTONE**

£310,000 Freehold

**A SPACIOUS 1930'S BUILT SEMI DETACHED FAMILY
HOUSE FOR WORTHWHILE FURTHER
MODERNISATION**

NO CHAIN

HW1512178617



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97 Surrenden Road Folkestone CT19 4AG

**PORCH & ENTRANCE HALL, DOWNSTAIRS W.C., LIVING ROOM,
DINING ROOM, SUN LOUNGE, KITCHEN, UTILITY ROOM,
THREE BEDROOMS, BATHROOM, SEPARATE W.C., ATTACHED
GARAGE, GOOD SIZE GARDEN, GAS CENTRAL HEATING,
REPLACEMENT DOUBLE GLAZING**

Description

This very popular style semi detached family house situated in the much sought after Surrenden Road area of Folkestone particularly convenient for local schools, neighbour shops and regular bus services to Folkestone town centre just over one mile distance. High Speed rail services for Ashford and London are approximately half a mile away.

The house is of distinctive brick and rendered elevations under a hipped tiled roof, and with the benefit of a more recent rear Sun Lounge extension. The house now offers excellent potential for the remodernisation required and the accommodation comprises.

Glazed door to:-

ENTRANCE PORCH

Inner hardwood front door to:-

SPACIOUS HALLWAY

Having radiator, understairs cupboards.

DOWNSTAIRS W.C.

Having low level suite.

LIVING ROOM (Front) 13'11" x 13'6" (4.23m x 4.11m)

Having triple aspect windows including picture window to front, coved ceiling, imitation stone fireplace with solid fuel room heater, obscure glazed door to Hall.

DINING ROOM 12'11" x 11'11" (3.93m x 3.64m)

Having radiator, coved ceiling, open plan through to:-

SUN LOUNGE 11'3" x 11'2" (3.43m x 3.40m)

Having sliding patio doors to rear garden.

KITCHEN 12'10" x 8'11" (3.92m x 2.71m)

Having double drainer stainless steel sink with cupboards and drawers under, further worktops with cupboards under to two sides, built in larder cupboard, part tiled walls, radiator, obscure glazed door through to:-

UTILITY ROOM 10'9" x 7'7" (3.28m x 2.32m)

Having UPVC half glazed door to rear patio and garden, two double power points, fitted worktop with cupboards under.

Door through to:-

ATTACHED GARAGE 16'9" x 8'2" (5.11m x 2.49m)

Having up-and-over door.

Stairs to:-

ATTRACTIVE FIRST FLOOR LANDING AREA

Trap to loft, original panelled doors to most rooms.

BEDROOM ONE (Front) 13'11" x 13'5" (4.24m x 4.10m)

Having tiled fireplace, radiator.

BEDROOM TWO (Rear) 13'1" x 11'10" (3.99m x 3.60m)

Having fitted basin, radiator.

BEDROOM THREE (Front) 11'1" x 8'11" max. (3.38m x 2.72m)

BATHROOM

Having white panelled bath with shower attachment, basin, airing cupboard with hot water tank, further cupboard housing gas fired boiler and programmer for central heating, separate W.C., having low level suite, part tiled walls.

OUTSIDE

Lawn and borders to front behind dwarf brick front boundary wall, driveway suitable for two or three cars to Garage. The rear sheltered garden area has paved patio, lawns and borders, shed and greenhouse.

COUNCIL TAX

Band E.

Tenure Freehold

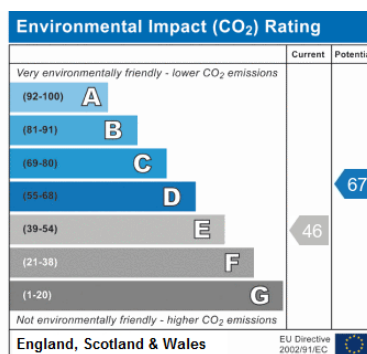
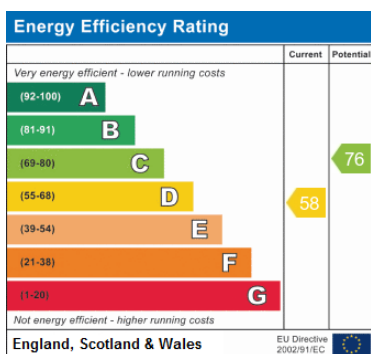
Postcode CT19 4AG

Viewings Strictly by appointment only -
Property Reference HWALD_008617

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



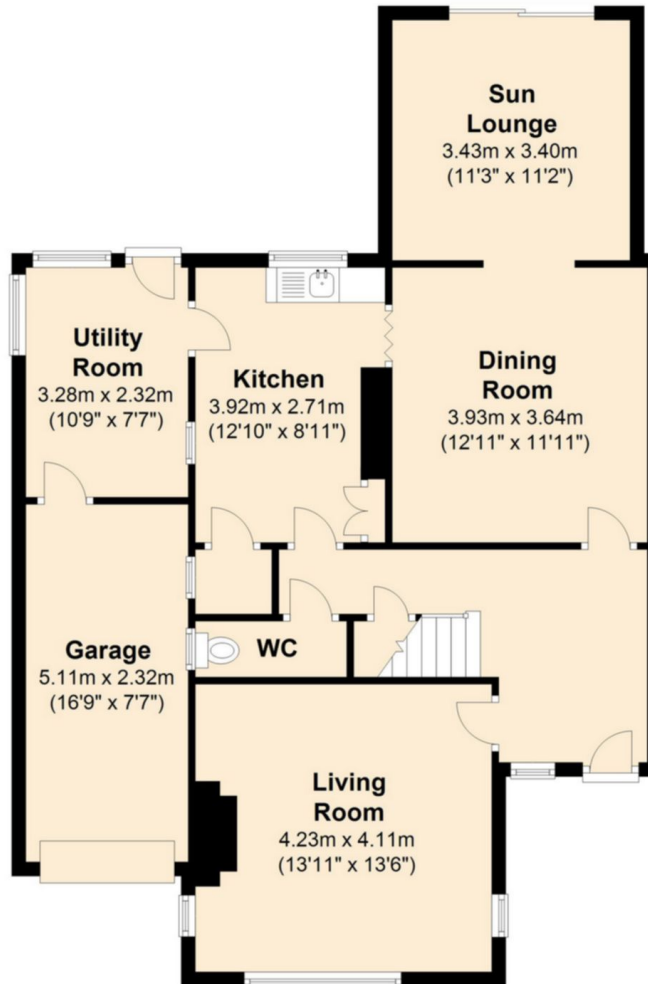






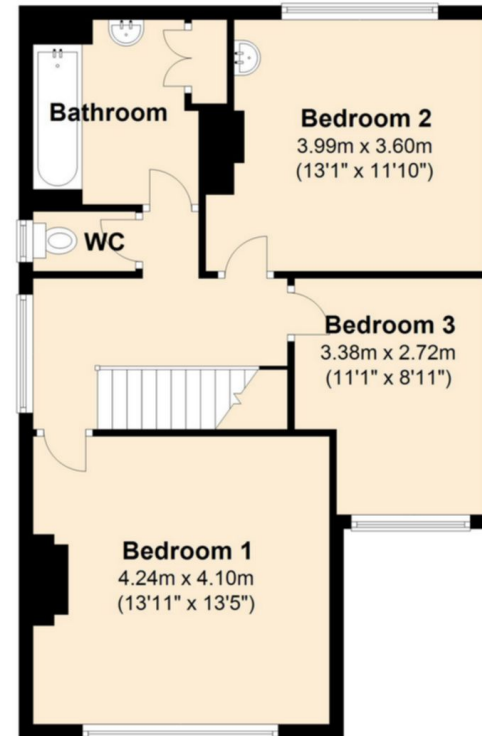
Ground Floor

Approx. 90.7 sq. metres (976.7 sq. feet)



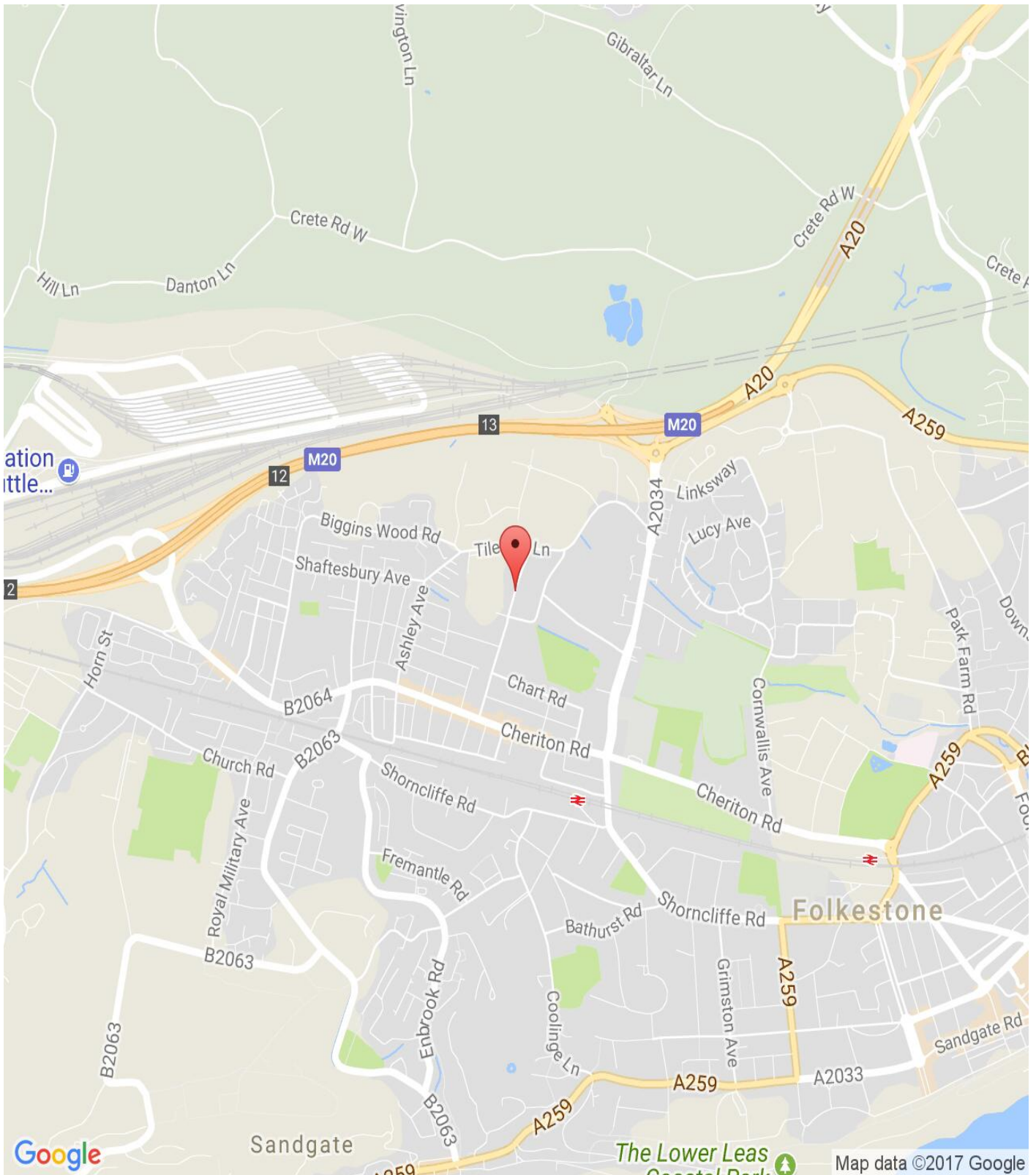
First Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



Total area: approx. 149.0 sq. metres (1603.5 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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