



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



51 LYNWOOD, FOLKESTONE

£235,000 Freehold

**A SPACIOUS AND WELL APPOINTED END OF
TERRACE FAMILY HOUSE IN SHELTERED LOCATION
BACKING ONTO OPEN SPACE**

HW0901188660



Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025

Kim A Clinch BSc, FRICS

51 Lynwood Folkestone CT19 5DB

**ENTRANCE PORCH & HALL, CLOAKROOM, FITTED KITCHEN OPEN
PLAN TO IMPRESSIVE LOUNGE/DINING ROOM, FULL WIDTH
CONSERVATORY, THREE GOOD SIZE BEDROOMS,
BATHROOM/W.C., GARAGE IN COURT, GAS CENTRAL HEATING,
REPLACEMENT DOUBLE GLAZING, ENCLOSED REAR PATIO
GARDEN & WIDE FRONTAGE**

Description

This stylishly presented modern end of terrace house forms part of the varied Lynwood development, particularly convenient for local schools, and with regular nearby bus services to Folkestone town centre, just over half a mile distance.

This property in particular enjoys a sheltered corner position with wide open frontage, enclosed south-west facing rear patio garden, and with access onto an attractive landscaped open common area to rear. The house has been remodernised in recent years to kitchen and bathroom and the well presented accommodation comprises:-

UPVC front door to:

ENTRANCE PORCH

Having fitted cupboard and shelving, solid oak floor, half glazed door through to:-

ENTRANCE HALL

Having built-in cupboard housing Kingfisher gas boiler, understairs cupboard with radiator.

CLOAKROOM

Having low level w.c. and wash hand basin.

KITCHEN 15'4" x 8'6" (4.67m x 2.59m)

Recently refitted and having worktops with cupboards and drawers under and matching wall cupboards to two sides and with 1.5 bowl sink and mixer tap, Bosch gas hob and oven and extractor hood, breakfast bar area, integrated washing machine with decor panel, space for fridge freezer, radiator, spotlights, tiled floor, open plan through to:-

LOUNGE/DINING ROOM 17'3" x 13'6" (5.26m x 4.11m)

An impressive through room and having feature ornate fireplace surround with tiled inset and electric fire, radiator, obscure glazed door to hall, coved ceiling, double glazed sliding doors through to:-

CONSERVATORY 17'6" x 7'10" (5.33m x 2.39m)

Having UPVC three quarter glazed windows to two sides under polycarbonate roof, radiator, plumbing for washing machine, UPVC french doors to rear patio garden.

Attractive balustraded staircase to first floor landing having radiator, trap to loft space, airing cupboard with lagged hot water tank.

BEDROOM ONE (Rear) 14'0" x 9'6" (4.27m x 2.90m) plus door recess

Having recessed double wardrobe cupboards with sliding doors, radiator.

BEDROOM TWO (Front) 10'6" x 9'6" (3.20m x 2.90m) plus door recess

Having radiator, recessed double wardrobe cupboard with sliding doors.

BEDROOM THREE (Rear) 10'8" x 7'3" (3.25m x 2.21m)

Having radiator.

BATHROOM/W.C.

Fully tiled and recently re-fitted with shaped bath and Mira shower fitment and screen, pedestal basin with W.C., tiled floor, heated towel rail.

OUTSIDE

To the front, the house benefits from a wide open plan lawned front garden area with well stocked borders, secured meter cupboard to front, gate and side path leading to the sheltered rear garden fully paved and with panelled fence surround, south-west facing. SHED, outside light and tap.

GARAGE IN COURT

Conveniently close, an end garage with up and over door.

COUNCIL TAX

Band C.

Tenure Freehold

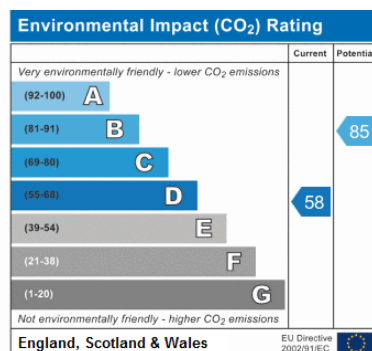
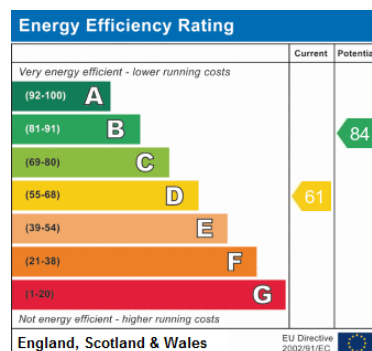
Postcode CT19 5DB

Viewings Strictly by appointment only -
Property Reference HWALD_008660

Opening Hours:

Monday - Friday 9.00 - 5.30

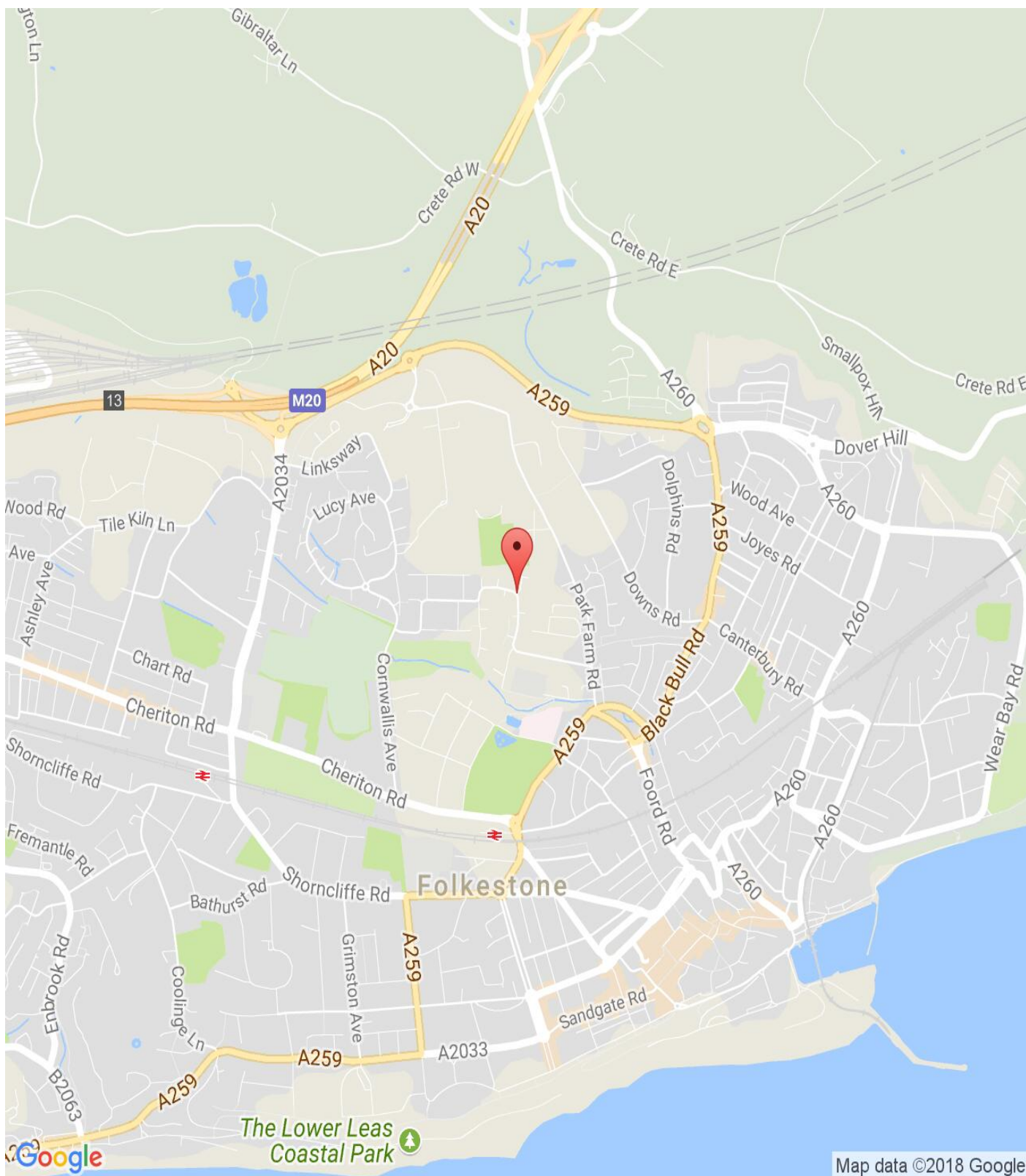
Saturday 9.00 - 3.00











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.

Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025