



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



5 CASTLE MEWS, FOLKESTONE

£390,000 Freehold

**BEAUTIFUL FOUR BEDROOM FAMILY HOME SET IN
POPULAR FOLKESTONE WEST END LOCATION**

NO CHAIN



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**ENTRANCE HALL, FOUR BEDROOMS INCLUDING ONE ON THE
GROUND FLOOR, LOUNGE/DINER, TWO EN-SUITES AND FAMILY
BATHROOM, KITCHEN, BALCONY, TOWN HOUSE, PRIVATE GATED
PARKING, GARAGE,
VISITOR PARKING**

Description

This beautiful modern four bedroom family home is situated in the popular Folkestone West End location.

Folkestone town centre and the seafront are within easy reach as well as Folkestone Central and Folkestone West train station offering high speed services to London in under an hour and Ashford. There are also excellent transport links via road as well as a number of good schools in the vicinity, including grammar schools.

The accommodation comprises:-

ENTRANCE HALL

With radiator and large storage cupboard, door to garage and door to:-

BEDROOM TWO 14'5" x 9'10" (4.39m x 3.00m)

With built in wardrobe, radiator and double doors to courtyard garden

EN-SUITE

Fully tiled, with frosted double glazed window to front, W.C. wash hand basin, shower cubicle, mirrored cabinet and towel radiator.

FIRST FLOOR

KITCHEN 12'2" x 12'0" (3.71m x 3.66m)

With wall and base cupboards, stainless steel sink and drainer, 5 ring gas hob, double electric oven, integrated fridge, freezer and dishwasher, space and plumbing for washing machine, Valliant boiler and door to balcony

LOUNGE/DINER 20'1" x 16'3" (6.12m x 4.95m)

Double aspect with large square bay window to front, radiator

W.C.

With low level W.C., pedestal basin, tiled floor and part tiled walls

SECOND FLOOR

BEDROOM ONE 16'4" x 11'11" (4.98m x 3.63m)

With double glazed window to rear, built in wardrobe, radiator

EN-SUITE

Fully tiled, Shower cubicle, W.C., Pedestal Basin, mirrored cabinet with light and electric shaver point, towel radiator,

BEDROOM THREE 10'5" x 9'8" (3.18m x 2.95m)

With double glazed window to rear, radiator

BEDROOM FOUR 11'9" x 8'4" (3.58m x 2.54m)

With square bay window to front, radiator

FAMILY BATHROOM

Fully tiled with panelled bath with mixer tap and shower attachment, pedestal basin, low level W.C., mirrored cabinet with light and electric shaver point, towel radiator.

GARAGE 18'0" x 11'11" (5.49m x 3.63m)

Up and over door, separate door to courtyard garden, power and light

OUTSIDE

Courtyard garden, and off road parking to rear, bin store next to front door.

COUNCIL TAX

Band E

Tenure Freehold

Postcode CT20 2BU

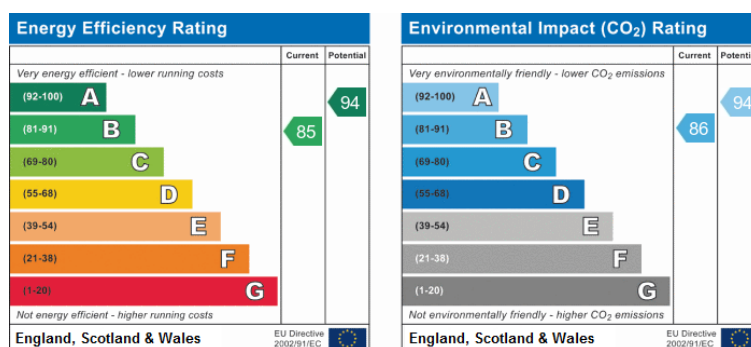
Maintenance We understand there is a maintenance charge of approx £240 per annum

Viewings Strictly by appointment only -
Property Reference HWALD_008727

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



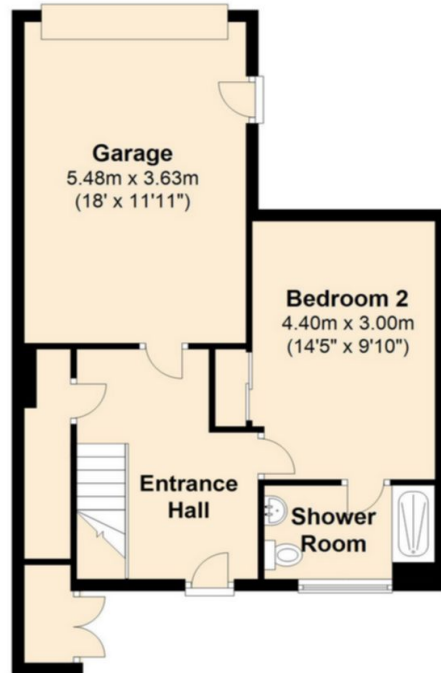






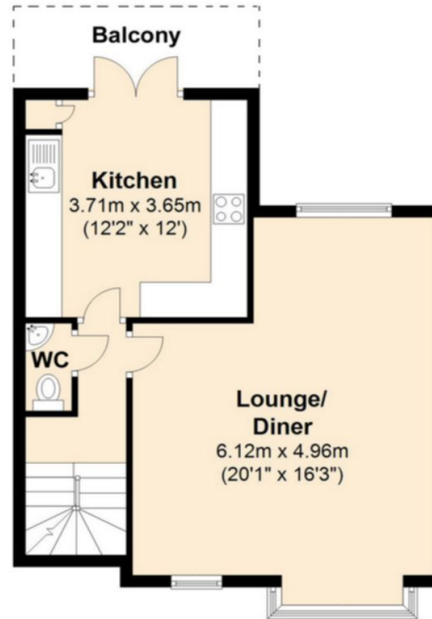
Ground Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



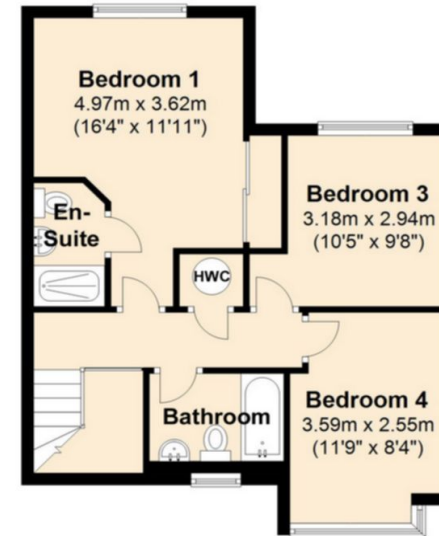
First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



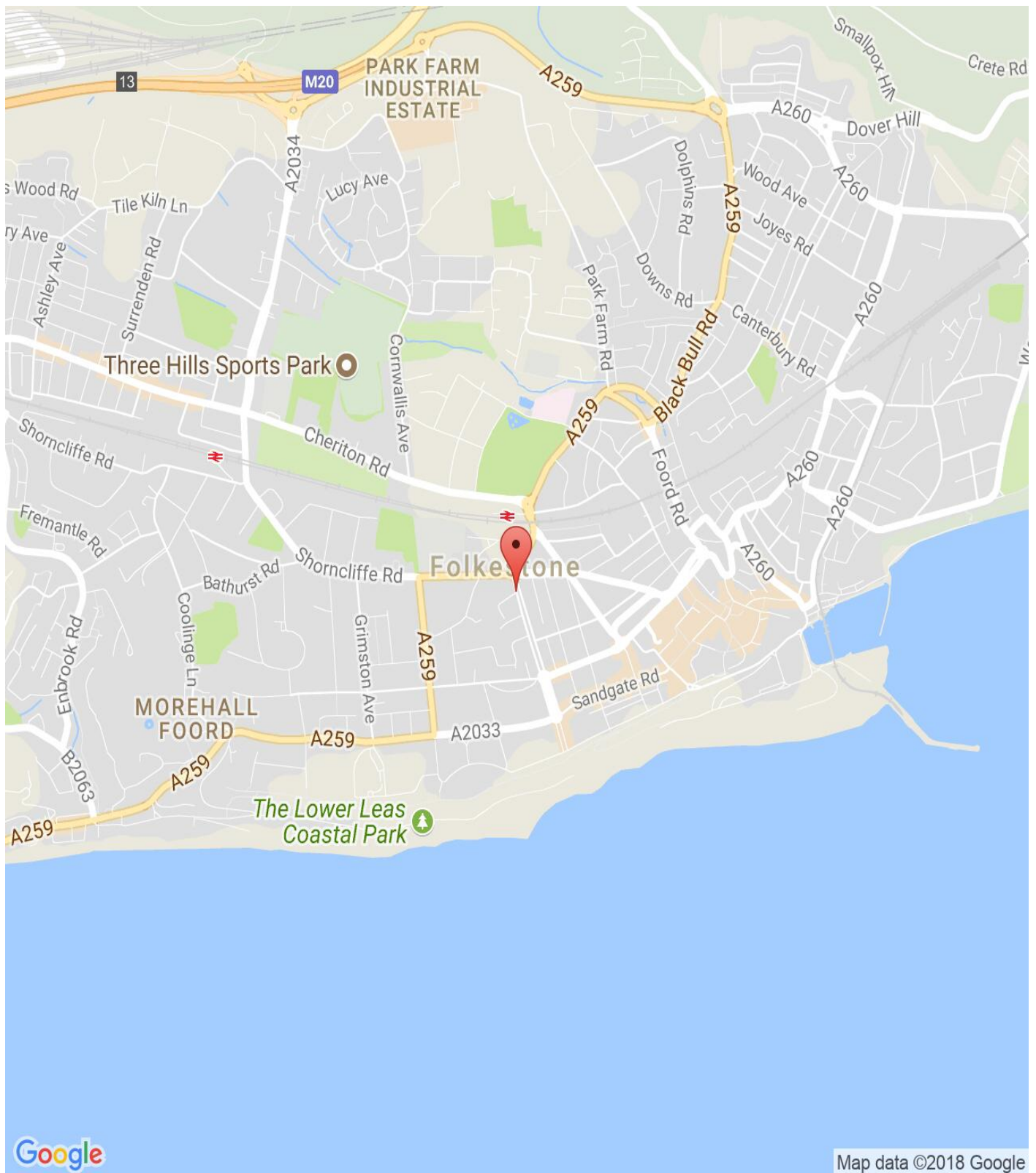
Second Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



Total area: approx. 150.8 sq. metres (1623.1 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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