



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**2 WELSON ROAD, FOLKESTONE**

**£550,000 Freehold**

**A SPACIOUS AND INDIVIDUAL 1920'S BUILT  
DETACHED FAMILY HOUSE OF CHARACTER IN  
CONVENIENT WEST END LOCATION**

**NO CHAIN**



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## 2 Welson Road Folkestone CT20 2NW

**PORCH AND RECEPTION HALL , CLOAKROOM , 24' SITTING ROOM,  
DINING ROOM, KITCHEN/BREAKFAST ROOM,  
DOWNSTAIRS SHOWER ROOM , FIVE DOUBLE BEDROOMS,  
BATHROOM/W.C., ATTACHED GARAGE, PART GAS CENTRAL  
HEATING, ATTRACTIVE SHELTERED GARDENS, GOOD ON SITE  
PARKING, EXCELLENT FURTHER POTENTIAL THROUGHOUT,  
ADT ALARM, CAVITY WALL INSULATION**

### **Description**

A very popular 1920's built family house of brick rendered construction under a re-tiled main roof and with mostly original windows and leaded light to front. The property has considerable character offering excellent further potential throughout and is situated in a very well regarded West End of Folkestone location within easy level walking distance of High Speed rail services, local schools and with the town centre just over half a mile distance.

The house, having had only two owners, retains many original features and proportions including a very fine dog-leg staircase off the Reception Hall, high ceilings with decorative beams and some brick fireplaces and uniquely offers five double sized bedrooms making it an excellent family house opportunity well worthwhile for the remodernisation now required. Outside the house is attractively set on an approximately 70' wide plot with sheltered rear garden and width to side for further garaging if required.

The accommodation comprises:-

Panelled front door to:-

### **ENTRANCE PORCH**

Having a quarry tiled floor, obscure glazed inner door to:-

### **RECEPTION HALL**

A very attractive introduction to the property with original dog-leg balustraded staircase, radiator, understairs cupboard

### **CLOAKROOM**

Having high level W.C., wash hand basin, quarry tiled floor

### **SITTING ROOM 19'11" x 12'0" (6.07m x 3.66m)**

An impressive through room including decorative brick fireplace, and hearth radiator, leaded light windows to front and French door to rear covered porch area

### **DINING ROOM 16'11" x 12'4" (5.16m x 3.76m)**

A very pleasant double aspect room with newly fitted leaded light windows to two sides attractive feature brick fireplace, radiator.

### **KITCHEN/BREAKFAST ROOM 18'1" x 12'4" (5.51m x 3.76m)**

Worktops to two short sides incorporating single bowl sink, New World four burner gas hob, Moffat double oven, pleasant outlook to rear garden, plumbing for washing machine and dishwasher, bow window off Breakfast Room, Potterton gas boiler, original fitted dresser with glazed doors, door to:-

### **SIDE LOBBY**

With door to outside and also leading to workshop and also to:-

### **SHOWER ROOM**

Fully tiled with Aquatronic shower fitment. Delightful easy going four sided staircase to:-

### **GALLERIED LANDING**

Leading to all rooms, having radiator, trap to partly boarded and insulated loft with rooflight, airing cupboard with hot water tank.

### **BEDROOM ONE (FRONT) 17'0" x 12'0" (5.18m x 3.66m)**

Having useful range of louvred wardrobe cupboards, radiator, pedestal basin.

**BEDROOM TWO (FRONT) 3.66m x 3.61m (12'0" x 11'10")**

Brick fireplace and built in cupboard with shelving and corner wash hand basin

**BEDROOM THREE (REAR) 12'0" x 10'8" (3.66m x 3.25m)**

Built in cupboard

**BEDROOM FOUR (front) 11'11" x 9'6" (3.63m x 2.90m)**

**BEDROOM FIVE 13'5" x 8'5" (4.09m x 2.57m)**

Having radiator, attractive outlook to playing fields and towards The Downs

**FAMILY BATHROOM/W.C.**

Having white people panelled bath, pedestal basin, low level W.C., heated towel rail, part tiled walls, built in cupboard with triple sliding doors

**ATTACHED GARAGE 16'9" x 9'10" (5.11m x 3.00m)**

Having up and over door, rear personnel door, power and light

**OUTSIDE**

To the front of the house there are established lawns, borders , paved double length driveway to garage.

A secured side path leads to the sheltered and very private rear garden area mainly lawned with fruit trees, mature shrubs, greenhouse, small fish pond and there is a covered rear porch off the sitting room.

**COUNCIL TAX**

Band G

**Tenure** Freehold

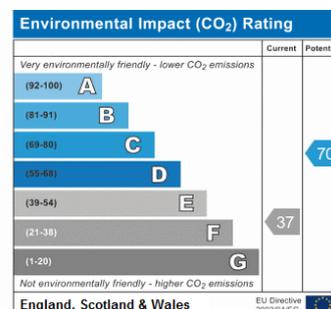
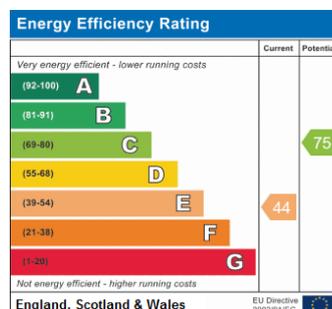
**Postcode** CT20 2NW

**Viewings** Strictly by appointment only - Property Reference HWALD\_008743

**Opening Hours:**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00





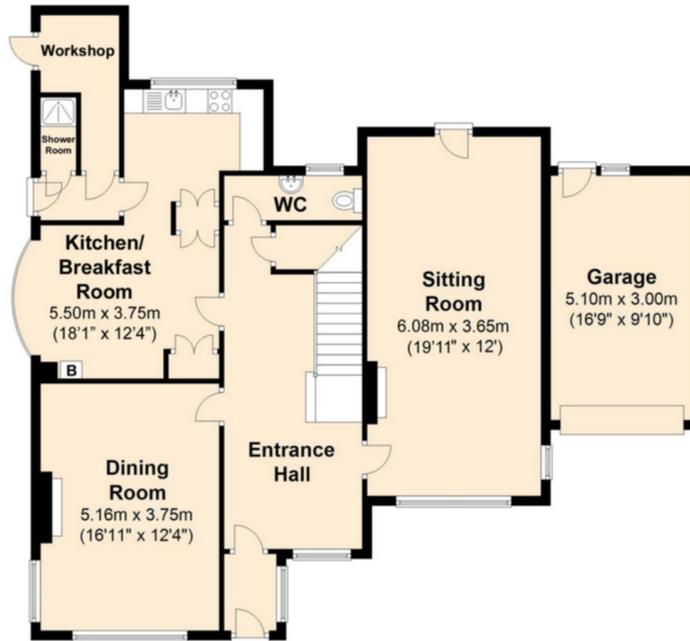






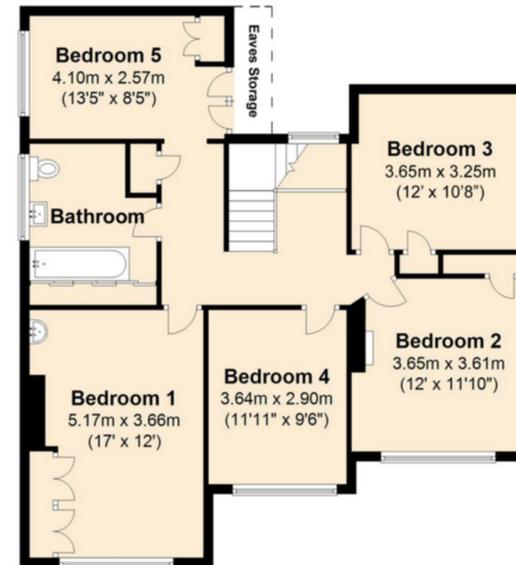
### Ground Floor

Approx. 110.8 sq. metres (1192.6 sq. feet)



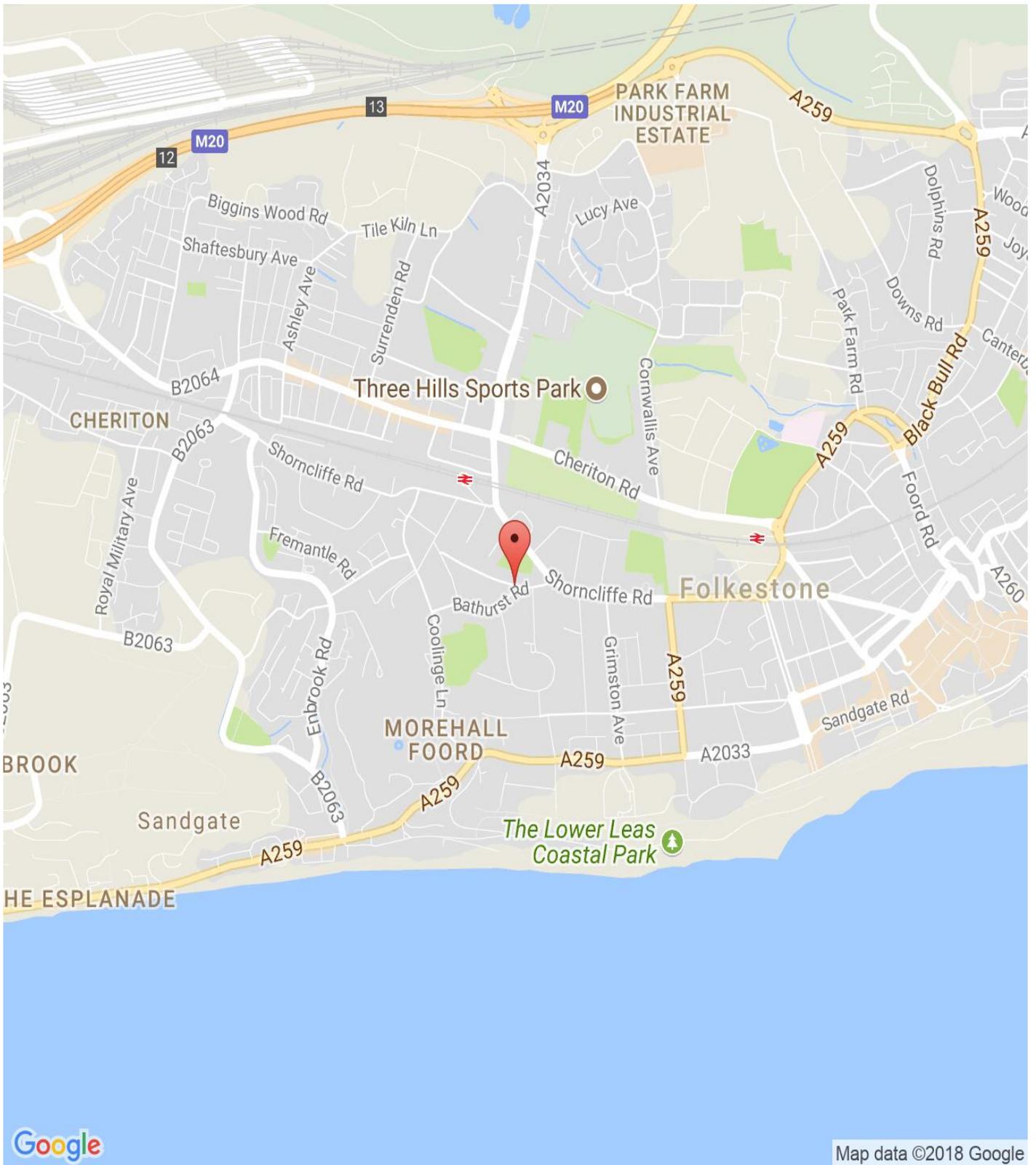
### First Floor

Approx. 91.6 sq. metres (985.6 sq. feet)



Total area: approx. 202.4 sq. metres (2178.2 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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