



**Shorncliffe Road, Folkestone**

Guide Price **£380,000**

**Skippers**

# 142 Shorncliffe Road

Folkestone

A modern and charming Semi-Detached House near Folkestone West Station, fully refurbished with a versatile utility/study area, garage, and potential for off-street parking. Generous outdoor space includes a block-paved front, large lawn, and patio areas for entertainment and relaxation.

- Guide Price £380,000 - £400,000
- Three Bedroom Semi Detached Property
- Refurbished Throughout
- Utility Area / Study Area
- Recently Fitted Combi Boiler
- Short Walk to Folkestone West Station
- Garage En Bloc
- Potential for Off Street parking (STPP)





Situated in a sought-after location just a short walk from Folkestone West Station, this well presented Semi-Detached House offers a perfect blend of modern convenience and traditional charm. The property has been refurbished throughout, boasting a recently fitted combi boiler, making it not only aesthetically pleasing but also highly practical. The ground floor features a versatile utility/study area, ideal for those working from home, while the garage en bloc provides ample storage space and the potential for off-street parking to the front (subject to planning permission). This property is truly a gem for those seeking a comfortable and convenient lifestyle.

Outside, the property continues to impress with its generous outdoor space, offering plenty of room for entertainment and relaxation. A block-paved area greets you at the front of the property, providing an attractive entrance. To the rear, a patio area leads to a large expanse of lawn, perfect for outdoor activities and family gatherings. At the end of the garden, a further patio area awaits, complete with a shed for additional storage. A gate with side access ensures convenience for accessing the garden, while the garage en bloc with a manual door adds further practicality to this already impressive outdoor space. Whether you're looking for a space to unwind after a long day or to host gatherings with friends and family, this property's outdoor space offers endless possibilities for enjoyment and relaxation.

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### Entrance Porch

Composite glazed front door, carpeted floor coverings, newly decorated, coving, radiator. Doors to:

### WC

UPVC double glazed frosted window to side with fitted slatted blind, laminate floor tiles, close coupled WC, hand basin, radiator.

### Lounge

17' 2" x 12' 1" (5.22m x 3.69m)

UPVC double glazed bay window to front with vertical slatted blind, new carpeted floor coverings, coving, radiator, stairs to first floor landing.

### Dining Room

8' 3" x 10' 10" (2.52m x 3.31m)

Archway to utility area, newly laid carpeted floor coverings, coving, radiator. Door to:

### Kitchen

13' 4" x 7' 7" (4.07m x 2.31m)

Extended kitchen, range of matching wall and base units, stainless steel sink, vinyl floor coverings, fan oven, electric hob, extractor fan, space for freestanding fridge/freezer, space for washing machine, space for slimline dishwasher. Metal double glazed patio doors to garden with vertical slatted blinds, extractor fan, Door to:

### Utility Area

8' 4" x 5' 3" (2.53m x 1.59m)

UPVC double glazed window to garden, vinyl floor coverings, radiator. Newly fitted combi boiler.

### First Floor Landing

Carpeted floor coverings, storage cupboard, doors to:

### Bedroom

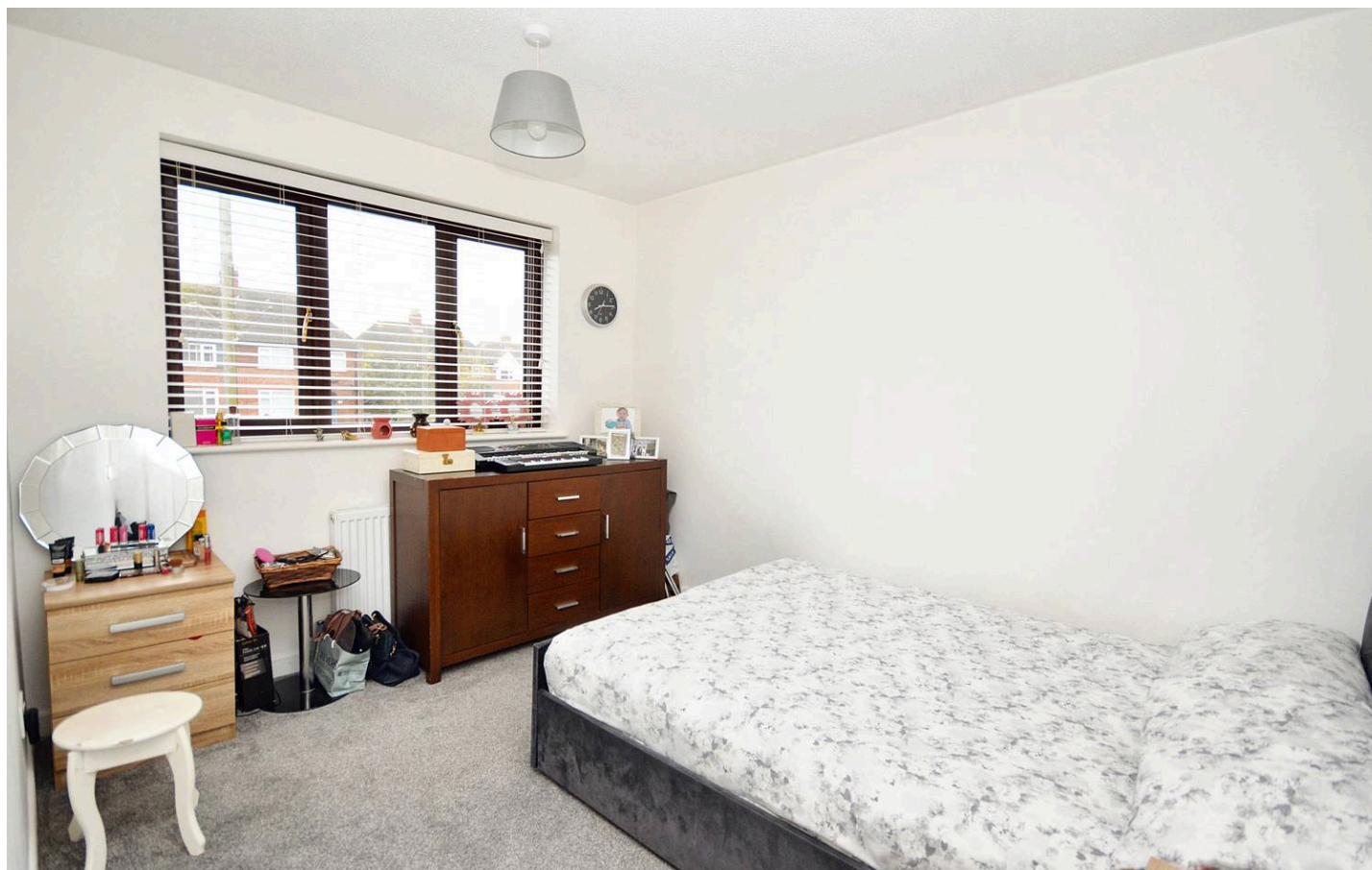
14' 7" x 10' 4" (4.45m x 3.16m)

UPVC double glazed window to rear with vertical slatted blind, carpeted floor coverings, radiator.

### Bedroom

11' 5" x 8' 11" (3.47m x 2.72m)

UPVC double glazed window to front with vertical slatted



**FRONT GARDEN**

Block paved area (no dropped curb).

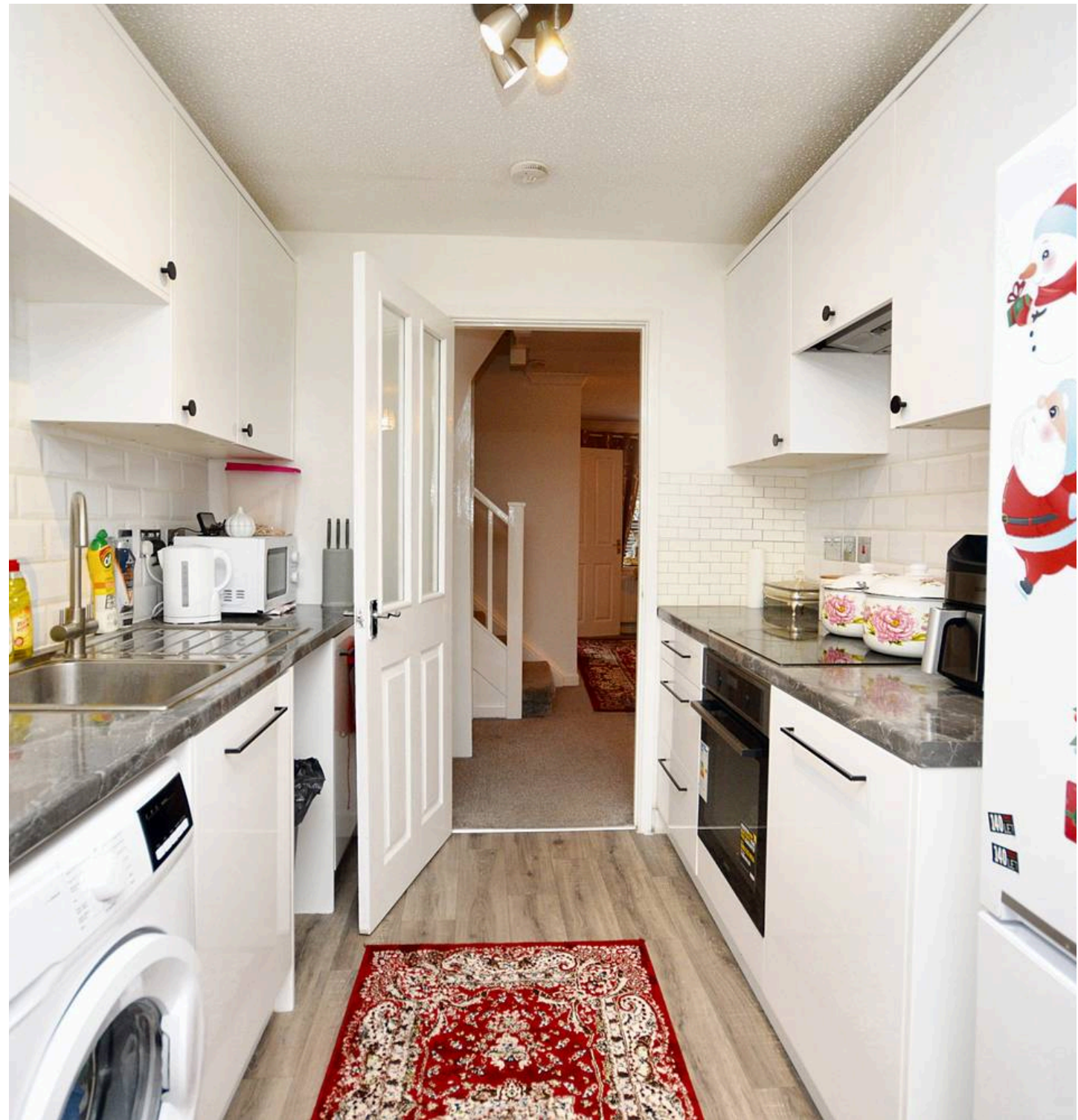
**REAR GARDEN**

Patio area, large area laid to lawn and patio area to end of garden with shed, gate with side access.

**GARAGE**

**ALLOCATED PARKING**

**DRIVEWAY**

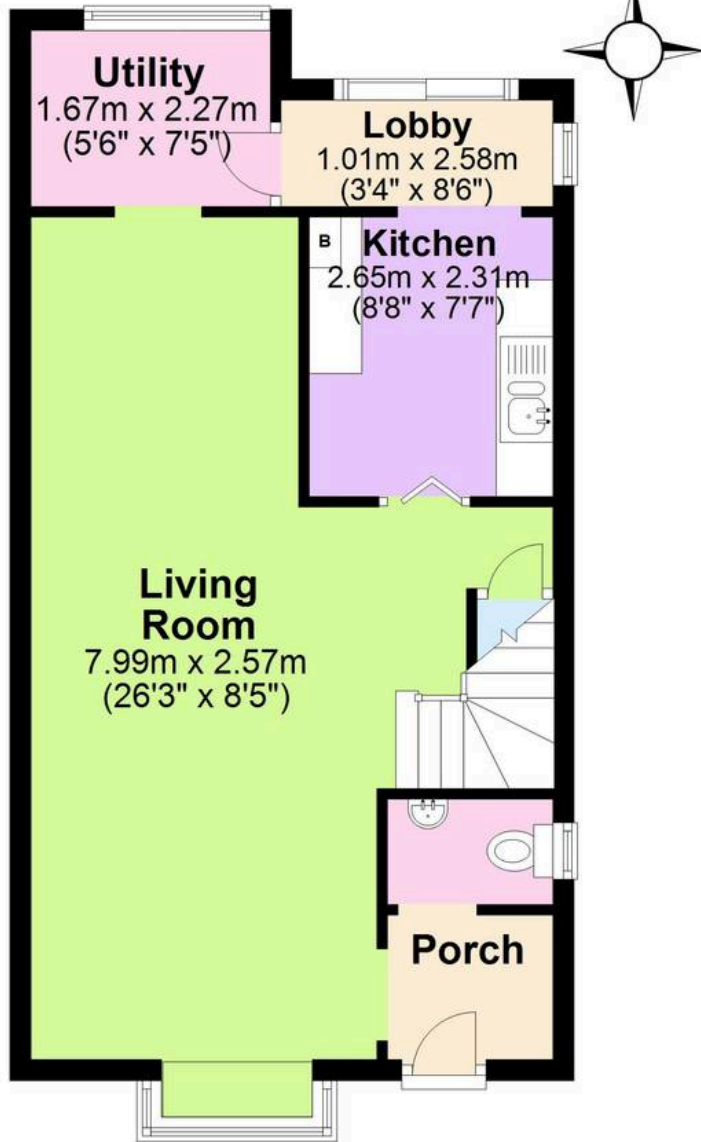






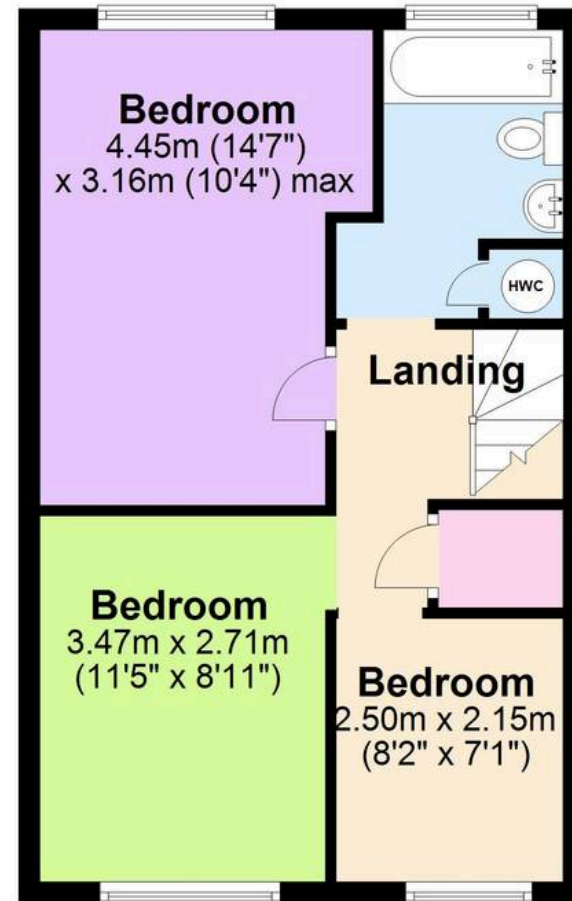
# Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



# First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 87.1 sq. metres (937.2 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.

Plan produced using PlanUp.



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