



**79 Surrenden Road, Folkestone**

Guide Price **£425,000**

**Skippers**

# Surrenden Road

## Folkestone, Folkestone

Nestled in a very popular location, this impressive 3-bedroom semi-detached house is a rare gem on the market. Boasting a guide price of £425,000 - £450,000, this property offers a delightful blend of comfort and style. The interior features three generously sized double bedrooms, ensuring ample living space for a growing family or those who appreciate extra room. The property also comes with the added convenience of a detached garage located at the end of the charming west-facing garden, providing both storage and parking solutions. Offered with no forward chain, this home is ready for its new owners to move in and make it their own. With an EPC rating of "C", this property promises energy efficiency alongside its many other appealing features.

The exterior of the property offers a blend of functionality and aesthetics, with a large lawn area and side access that extends to the rear garden, perfect for outdoor activities or simply unwinding in the fresh air. The detached garage not only offers parking for one car inside but also provides space for an additional vehicle on the driveway depending on size, ensuring that both convenience and practicality are at the forefront of this property's outdoor space.

Council Tax band: E, Tenure: Freehold, EPC Energy Efficiency Rating: C

- Guide Price £425,000 - £450,000
- Semi Detached Property
- Three Double Bedrooms
- Detached Garage (End of Garden)
- No Forward Chain
- Nice Size West Facing Garden
- Very Popular Location
- EPC Rating "C"



**Front Porch**

5' 6" x 3' 5" (1.68m x 1.05m)

UPVC double glazed doors to front of the porch with original solid wooden glazed door to entrance hall.

**Entrance Hall**

12' 2" x 7' 11" (3.70m x 2.42m)

Entrance hall has original wooden glazed door from porch, carpeted floor coverings with large radiator, UPVC double glazed frosted window to the side allowing lots of natural light to come in, solid hardwood staircase with cupboard downstairs and coving. Doors To :-

**Lounge**

15' 2" x 12' 0" (4.62m x 3.65m)

Dual aspect room, UPVC double glazed window to the front and smaller UPVC window to the side, carpeted floor coverings, coving and picture rail, feature art deco styled fireplace with tiled half in front and a radiator.

**Dining Room**

14' 6" x 12' 0" (4.42m x 3.66m)

UPVC double glazed window and door out to the rear garden, carpeted floor coverings with a feature gas fireplace, coving, picture rail and a radiator.

**Kitchen**

10' 10" x 9' 1" (3.31m x 2.76m)

UPVC double glazed window looking out to the rear garden, large pantry cupboard with UPVC window with plumbing inside for washing machine, Kitchen has wall and base units, space for freestanding gas cooker, Integrated fridge and integrated freezer, space for slimline dishwasher, Belfast style sink, tiled flooring and a radiator small side porch that leads out to the garden with UPVC door and cupboard housing combi boiler.

**WC**

Off the half landing there is a cloakroom with w/c and hand basin.



### **First Floor Landing**

8' 6" x 6' 5" (2.60m x 1.96m)

Carpeted floor coverings, light coming from half level landing window on the side and a loft hatch. Doors To :-

#### **Bedroom**

14' 4" x 12' 0" (4.38m x 3.66m)

UPVC double glazed window to the rear overlooking the garden, carpeted floor coverings and a radiator

#### **Bedroom**

15' 1" x 11' 11" (4.60m x 3.64m)

Dual aspect room with UPVC double glazed window to the front and a UPVC double glazed window to the side, carpeted floor coverings and a radiator.

#### **Bedroom**

12' 0" x 9' 0" (3.65m x 2.74m)

UPVC double glazed window to the rear, exposed wooden floorboards, built in airing/storage rack and jill cupboard that also goes into the bathroom and a radiator.

#### **Bathroom**

8' 0" x 8' 2" (2.43m x 2.50m)

Full size bath with thermostatic shower over the bath, part tiled wall with hand basin, two UPVC double glazed frosted windows to the front, vinyl flooring and a radiator.

#### **WC**

4' 8" x 3' 5" (1.41m x 1.05m)

UPVC double glazed frosted window to the front, closed couple WC, vinyl flooring.

#### **Rear Garden**

As you exit out through the dining room or side of kitchen there is a pathway leading down the garden, area laid to lawn, flower beds down one side in need of a little loving touch. Gate access to detached garage at the end of the garden. Good size summer house.

#### **Front Garden**

Large area laid to lawn with side access down the side of the property to the rear garden.

#### **GARAGE**

Single Garage

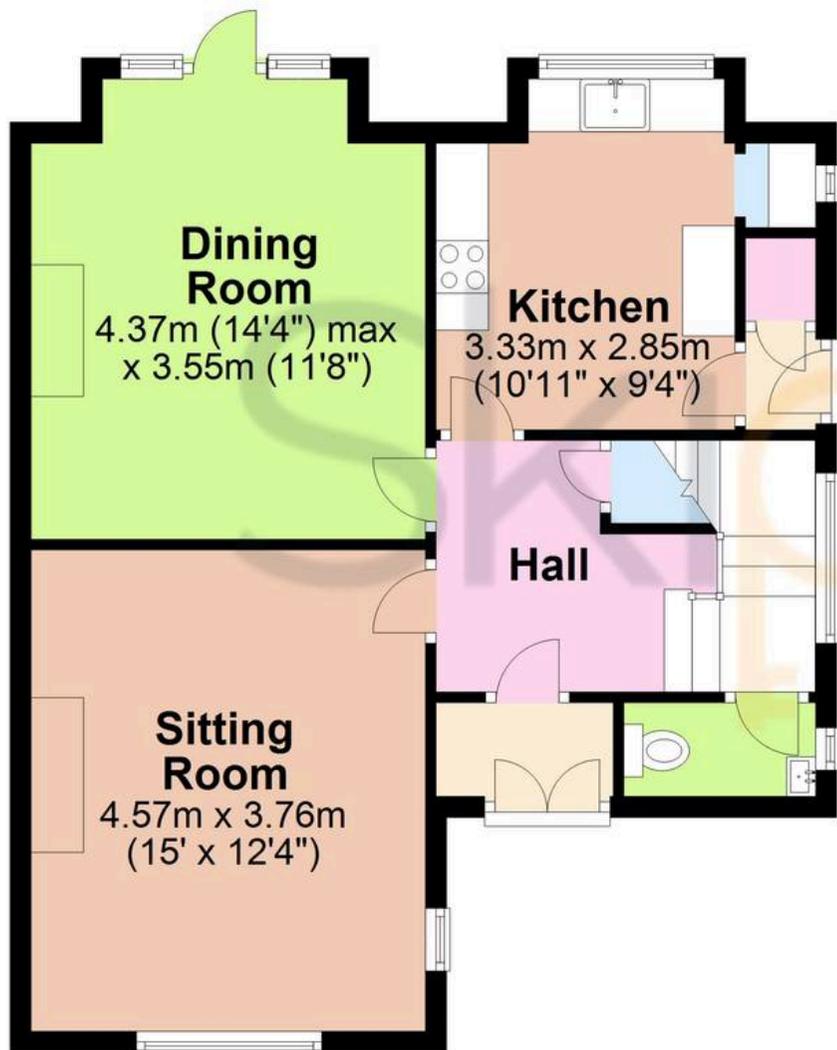






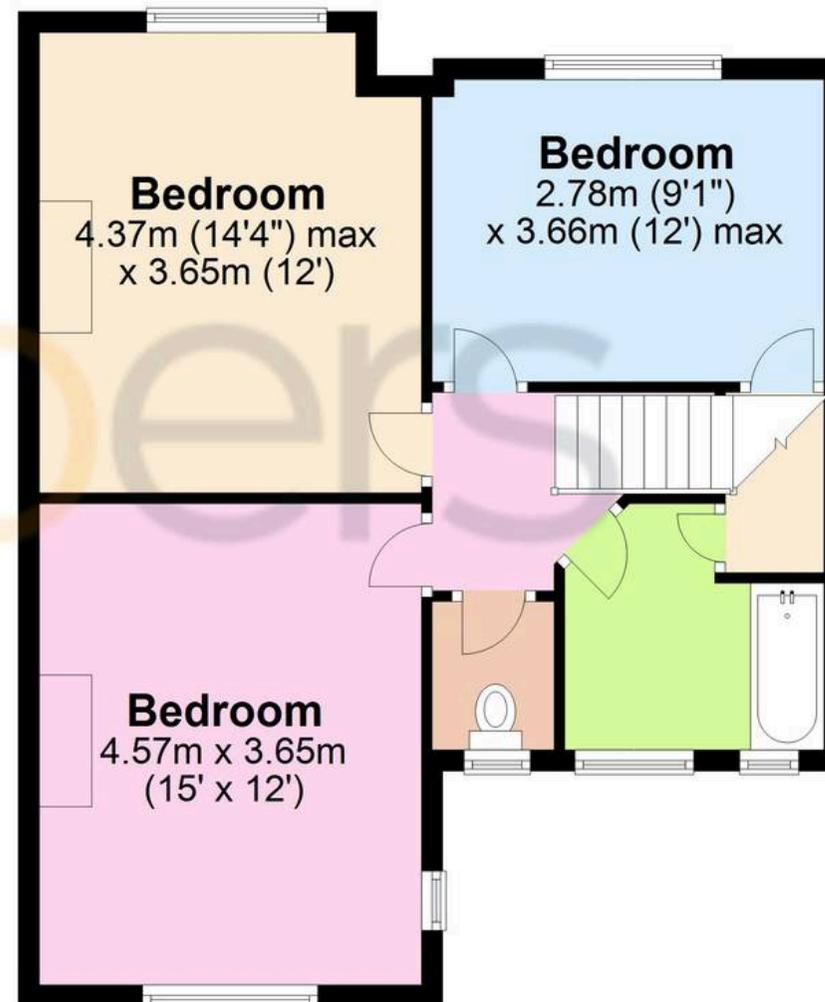
## Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



## First Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



Total area: approx. 113.4 sq. metres (1221.1 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.



## Skippers Estate Agents Cheriton/Folkestone

30 High Street, Cheriton - CT19 4ET

01303 279955

[cheriton@skippers-ea.co.uk](mailto:cheriton@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)

Skippers