



**29 Fairway Avenue, Folkestone**

Offers in Region of **£550,000**

**Skippers**

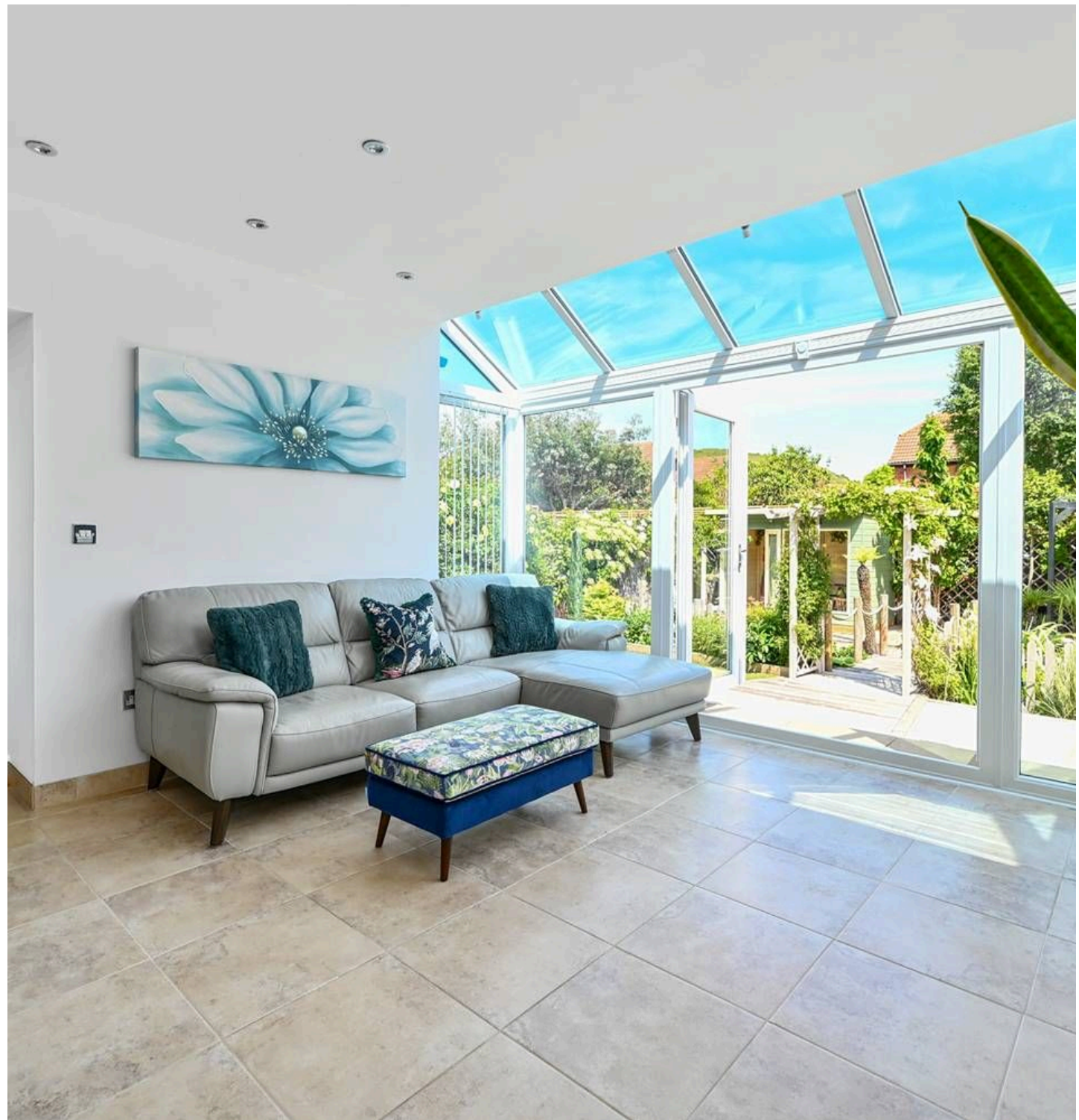


## 29 Fairway Avenue

Folkestone, Folkestone

A charming 4-bed semi-detached house in prime location. Offers in region of £550,000. Features spacious interior, large driveway, beautifully landscaped garden with patio area, and stream. Ideal for families. EPC Rating "C". Close to train station and local schools.

- Offers in Region of £550,000
- Semi Detached Property
- Four Double Bedrooms
- Large Driveway
- Beautiful Tranquil Garden
- Short Walk to Station (HS1 Links to London)
- Close to Local Grammar Schools
- EPC Rating "C"







Nestled in a prime residential location, this exquisite 4 bedroom semi-detached house presents a rare opportunity to secure an elegant family home. Offers in Region of £550,000 this property is sure to capture the hearts of those seeking a combination of luxurious living and convenient amenities. Boasting a charming exterior, this semi-detached gem offers four generously sized bedrooms, ideal for accommodating a growing family or guests. The spacious interior is further complemented by a large driveway, ensuring convenient parking for multiple vehicles.

Step outside and discover a meticulously landscaped garden that exudes tranquillity and beauty. The well-established lawn area is bordered by lush shrubs and vibrant plants, creating a visual feast for the senses. A side access patio area leads to a small lockup shed, perfectly convenient for storing gardening essentials or outdoor equipment. The enchanting garden continues to unfold with a designer scaffold board pathway that guides you over a bridge spanning the Pent stream, bordered by charming wildflowers, roses, and palm trees. Here, an al-fresco dining area beckons, offering a serene setting for enjoying meals amidst nature's splendour, accompanied by the soothing sound of trickling water from the Pent stream.

Completing the outdoor oasis is a delightful patio area adjacent to the dining room, ideal for alfresco gatherings, while the kitchen opens up to an expansive area laid to lawn, featuring artificial grass for easy maintenance. A block paved drive provides ample space for 3-4 cars, ensuring both convenience and practicality for residents and guests alike. Conveniently located within a short walk to the station with HS1 links to London, and in close proximity to local schools, this property epitomises the perfect blend of luxury, comfort, and accessibility. EPC Rating "C" underscores the energy efficiency of this exceptional residence, making it a compelling choice for discerning buyers seeking a harmonious balance of style and function in their next dream home.

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### Entrance Hall

19' 8" x 7' 0" (6.00m x 2.14m)

Beautiful light bright entrance hall. Composite glazed front door with UPVC double glazed frosted floor to ceiling windows either side and one to the side as well allowing extra natural light in. Entry matts, tiled flooring, coving, radiator and a storage cupboard underneath the stairs. Door to lounge and an opening to the kitchen. :-

### Lounge

20' 3" x 11' 11" (6.17m x 3.62m)

UPVC double glazed large picture window to the front of the property with vertical hanging blinds. Laminate wood flooring, feature gas fireplace with a beautiful surround. Coving and two radiators. Open Plan To :-

### Dining Room

9' 9" x 11' 4" (2.98m x 3.46m)

Dining room is an extension off the back of the lounge. UPVC patio doors with anti-sun glazing to the garden with vertical hanging blinds. Matching laminate wood flooring following through from the lounge. Coving and a radiator. Opening to Kitchen / Family Room

### Kitchen / Family Room

23' 6" x 13' 4" (7.16m x 4.06m)

Stunning natural bright family room with UPVC double glazed window wall across the back of the extension. Double patio doors leading out to the garden. Glazed roof with self cleaning anti-sun glass. Kitchen comprises of matching wall and base units in high gloss white. Neff gas hob & fan oven, Extractor fan/air purifier, Quartz worktop on the centre island with a sunken stainless steel sink and a integrated dishwasher. Breakfast bar area on one side of the island. Integrated fridge & freezer. Lovely under worktop tiled. UPVC double glazed frosted door to the side of the extension, UPVC double glazed window to the side access of the garden. Tiled floors and underfloor heating in the extension area.

### Downstairs WC

5' 6" x 2' 6" (1.68m x 0.76m)

UPVC double glazed frosted window to the side of the property with vertical hanging blinds. Close coupled WC, hand basin, heated towel rail, tiled floors and a feature





## FRONT GARDEN

Well established lawn area with featured borders with well established shrubs and plants.

## REAR GARDEN

Stunningly beautiful garden with side access patio area with a small lockup shed leading round to the double doors to kitchen and dining room. Out from the dining room is a patio area while on the other side out from the Kitchen is an area laid to lawn with artificial grass. Designer scaffold board centre pathway leading to a bridge laid over the open Pent stream covered in beautiful wild flowers, well established roses and palm trees. Following on from the bridge is an al-fresco dining area with the scaffold board flooring situated next to a hard standing area maintaining a pretty summerhouse in pastel colours. A truly breath taking garden with the tranquil noise of trickling water from the Pent stream.

## DRIVEWAY

4 Parking Spaces

Lovely block paved drive with comfortable space for 3/4 cars.











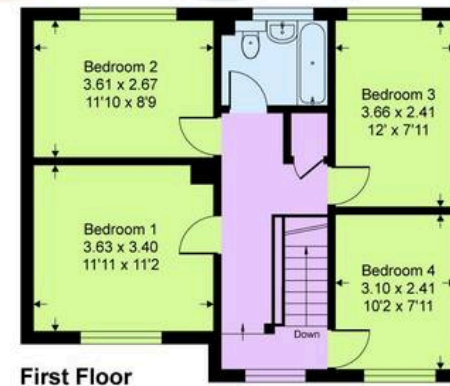


## Fairway Avenue, CT19

Approximate Gross Internal Area = 149.6 sq m / 1611 sq ft

Approximate Outbuilding Internal Area = 8.3 sq m / 90 sq ft

Approximate Total Internal Area = 157.9 sq m / 1701 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





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