



7 Shorncliffe Crescent, Folkestone

Guide Price £525,000

Skippers

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Folkestone, Folkestone

Spacious 4-bed semi in desirable area near Folkestone West Station. Extended, modern décor, large garden, driveway for 2-3 cars, EV charger. Ideal for families, close to HSI rail links.

- Guide Price £525,000 - £550,000
- Semi Detached Property
- Four Bedrooms (One on Ground Floor)
- Extended to Side & Rear of Property
- Highly Desirable Location
- Very Short Walk to Folkestone West Station (HS1 Links to London)
- Large Rear Sunny Garden
- Off Road Parking





This beautifully presented four-bedroom semi-detached house is offered to the market with a guide price of £525,000 - £550,000. Located in a highly desirable area, the property is just a very short walk from Folkestone West Station, providing excellent HSI rail links to London. The home has been thoughtfully extended to both the side and rear, creating a spacious and versatile living environment. The ground floor features a welcoming entrance hall, a bright and airy lounge with direct access to the garden, a modern kitchen, and a convenient ground floor bedroom which could also be used as a study or guest suite. Upstairs, there are three well-proportioned bedrooms. The property benefits from double glazing, gas central heating, and tasteful décor throughout, making it ideal for families or those seeking flexible accommodation in a prime location.

The outside space is a particular highlight of this property. A generous rear garden can be accessed via doors from both the lounge and kitchen. There is a lovely patio area, perfect for al-fresco dining and entertaining guests. The garden features a bird aviary shed, a pathway leading through a charming wild garden with established shrubs and greenery, and a spacious lawn at the bottom of the garden. Here, you will also find a greenhouse, a further shed and additional seating areas. Side access leads conveniently to the rear garden, making it easy to maintain and enjoy. At the front of the property, a generous driveway provides off-road parking for two to three cars (depending on size), and there is an electric car charging pod for added convenience. On-street permit parking is also available, with restrictions for non-permit holders between 9 and 11 am. There is potential to increase parking to the front of the property if required. This exceptional home offers a rare combination of spacious living, versatile outside space, and a sought-after location close to excellent transport links.

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Entrance Hall

7' 3" x 9' 1" (2.22m x 2.78m)

Composite, frosted glazed front door to side of entrance hall with carpeted floor coverings and stairs leading to the first floor landing. Radiator and large coat/shoe storage cupboard. Doors and openings to the following rooms;

Snug/Dining room

11' 3" x 14' 1" (3.43m x 4.30m)

Internal room, open plan to the extension (Lounge) with a beautiful open fireplace with wooden surround and carpeted floor coverings. Under stairs storage, currently used as an office space/desk area. Radiator and coving. Leading onto;

Lounge

15' 5" x 13' 6" (4.69m x 4.11m)

Extension to the rear, large UPVC patio style French doors with fitted blinds leading out to the garden, carpeted floor coverings, feature brick wall, coving and a radiator.

Utility Room

7' 10" x 6' 11" (2.38m x 2.10m)

Internal room with natural light from the extension on the kitchen. Vinyl flooring and space for a washing machine and a dishwasher or tumble dryer. Space for freestanding fridge or fridge freezer with a wall mounted storage cupboard, an opening to;

Kitchen/Diner

18' 8" x 9' 9" (5.70m x 2.98m)

Large UPVC double glazed windows to the rear of the property, overlooking the garden with a UPVC double glazed door leading out to the garden. Two radiators, vinyl flooring, matching wall and base units with a gas hob & extractor fan. There is a double oven and space for a fridge/freezer. This room also has coving and a large space for a dining table.

Ground Floor Bedroom

11' 0" x 12' 7" (3.35m x 3.84m)

UPVC double glazed bay window to the front, carpeted floor coverings, coving and a radiator.

Ground Floor Bathroom



GARDEN

Good sized garden accessed via the lounge or kitchen doors, there is a lovely patio area space, ideal for al-fresco dining and entertaining, a bird aviary shed, a pathway leading down to the end of the garden, via the wild garden in the middle which has well established shrubs and greenery. Spacious area at the bottom of the garden which is laid to lawn. There is a greenhouse at the bottom of the garden and another shed with additional seating areas, and you will also find an area of decking with an additional shed. There is side access to the rear garden.

DRIVEWAY

1 Parking Space

Generous sized driveway, with adequate parking for two or three cars depending on size. There is also "on street" permit parking, with parking restrictions between 9-11am for non-permit holders. There is potential for parking to be increased to the front of the property. There is also an electric car charging pod.

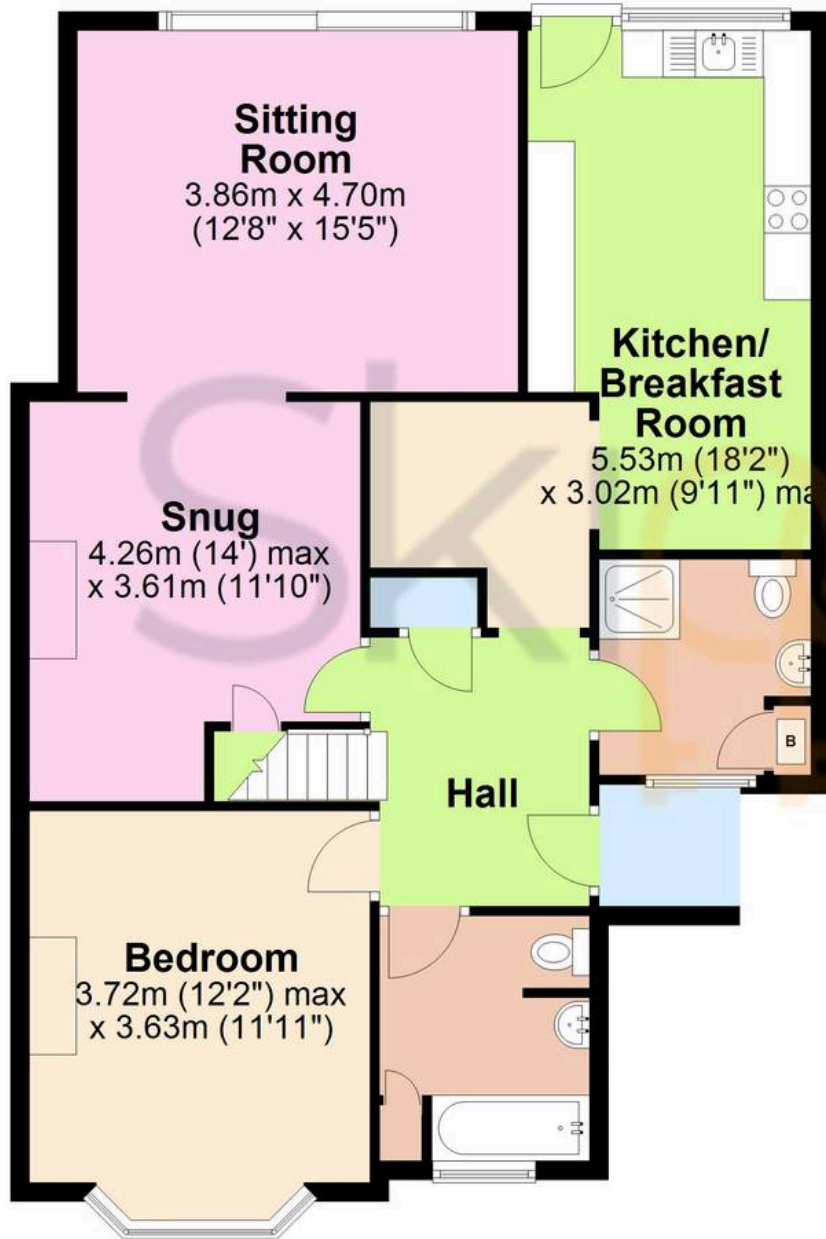






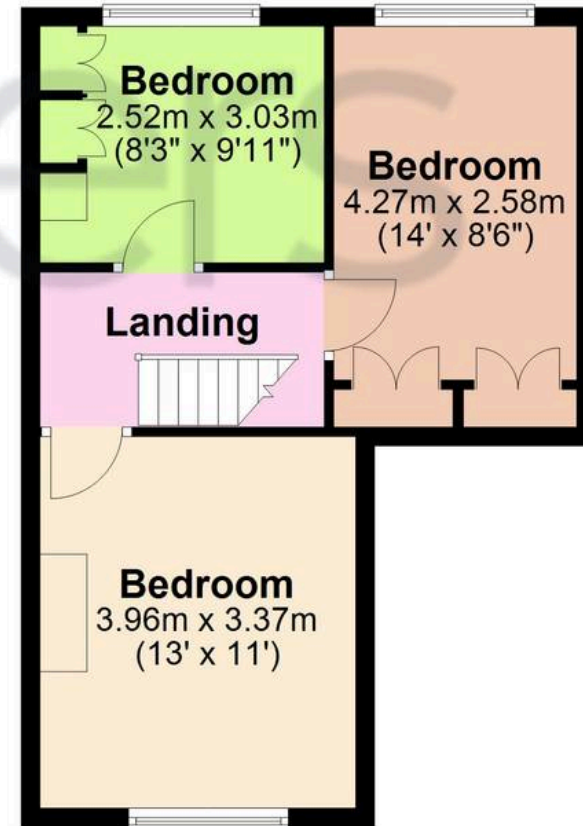
Ground Floor

Approx. 91.7 sq. metres (987.5 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 131.1 sq. metres (1411.3 sq. feet)



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