



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents

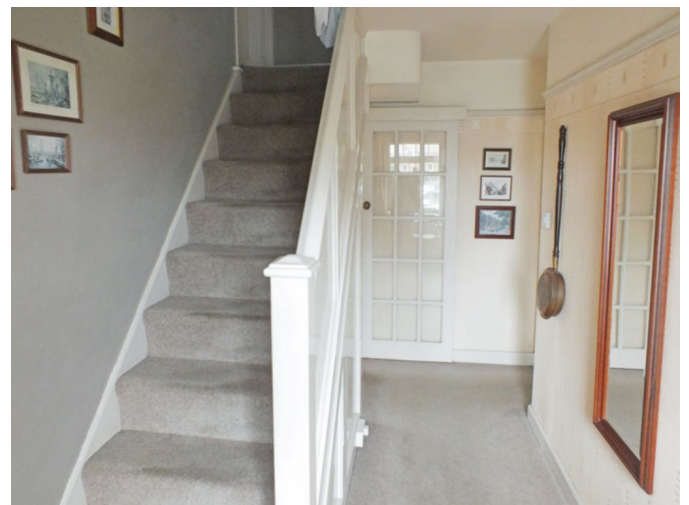


**4 SHORNCLIFFE CRESCENT**

**£310,000 Freehold**

***A WELL LOCATED AND TRADITIONAL STYLE SEMI  
DETACHED FAMILY HOUSE FOR FURTHER  
MODERNISATION***

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# 4 Shorncliffe Crescent

## CT20 3PF

**PORCH AND ENTRANCE HALL , CLOAKROOM , 23'  
LOUNGE/DINING ROOM , KITCHEN , THREE BEDROOMS,  
BATHROOM, SEPARATE W.C., GARAGE,  
GAS CENTRAL HEATING, IN & OUT DRIVEWAY,  
ATTRACTIVE SHELTERED REAR GARDEN**

### Description

This property provides an excellent opportunity for remodernisation and benefits from a sought after location between Folkestone and Cheriton and in particular within easy level walking distance for high speed services for Ashford and London (57 minutes) and local schooling to all levels. Folkestone town centre and the coast of Sandgate are both just over one mile distance.

The house is of traditional brick rendered construction with feature Dutch gable under a tiled main roof and with mostly anodized aluminium replacement double glazed windows. The house offers ideal family accommodation and excellent scope and character for the further remodernisation now required.

The accommodation comprises:-

**Hardwood panelled front door:-**

### ENTRANCE PORCH

Inner obscure glazed door to:-

### ENTRANCE HALL

Leading to all downstairs rooms and having two understairs cupboards, radiators, stairs to first floor, UPVC obscure glazed door to outside.

### CLOAKROOM

Downstairs W.C. having low level suite, wash hand basin, half panelled walls.

### LOUNGE/DINING ROOM 23'8" x 12'6" max, 11'6" min (7.21m x 3.81m)

A very pleasant through room, picture window to front and sliding aluminium doors to rear decking and pergola, feature stone fireplace, serving hatch, two radiators.

### KITCHEN 8'5" x 9'10" max, 6.9 min. (2.57m x 3.00m)

A good range of pine fitted cupboards under worktops and matching wall cupboards to three sides also incorporating breakfast bar area. Space for cooker with extractor hood over, plumbing for washing machine, 1.5 bowl stainless steel sink and mixer tap, two double power points, Ideal Mexico gas boiler, pleasant outlook to rear garden, sliding glazing door to hall.

Stairs to:-

### FIRST FLOOR LANDING 7'0" x 6'4" (2.13m x 1.93m)

Split level and with loft hatch.

### SEPARATE W.C.

At mezzanine level having low level W.C. and wash hand basin.

### BEDROOM ONE (Rear) 12'4" x 12'0" (3.76m x 3.66m)

Having radiator, window overlooking rear garden.

### BEDROOM TWO (Front) 12'6" max. x 11'0" (3.81m x 3.35m)

Having built-in wardrobe cupboard, radiator.

### BEDROOM THREE (Rear) 9'8" x 7'0" plus recess (2.95m x 2.13m)

Having built-in wardrobe cupboard, airing cupboard with lagged hot water tank.

### BATHROOM/W.C.

Having coloured suite comprising pine panelled bath, pedestal basin, small radiator.

### GARAGE 15'6" x 9'4" (4.72m x 2.84m)

Having wooden doors, light and power.

## OUTSIDE

The sheltered mainly south west facing rear garden is a particular feature mainly laid to lawn and with borders and mature conifer screen to side, cedarwood SUMMER HOUSE approximately 35' width.

To the immediate rear of the house there is a decked area and pergola leading directly off the Lounge/Dining Room.

To the front there is a convenient brick paved in and out driveway suitable for 2 or 3 cars.

## COUNCIL TAX

Band D.

**Tenure** Freehold

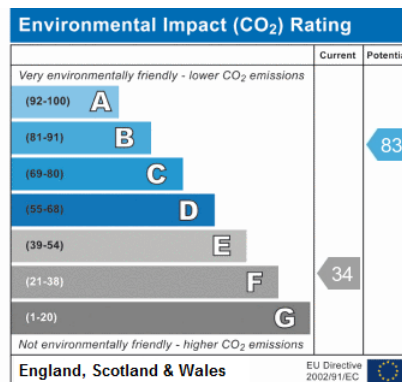
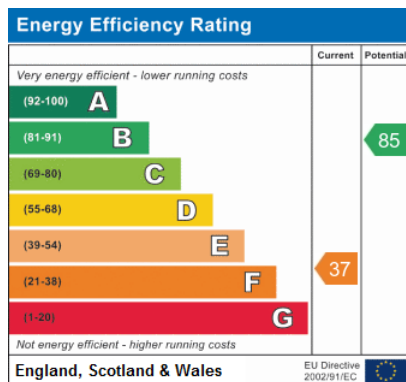
**Postcode** CT20 3PF

**Viewings** Strictly by appointment only -  
Property Reference HWALD\_008283

## Opening Hours:

Monday - Friday 9.00 - 5.30

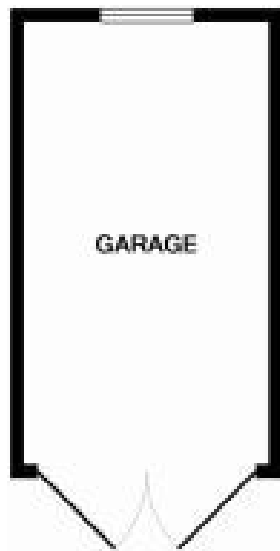
Saturday 9.00 - 3.00



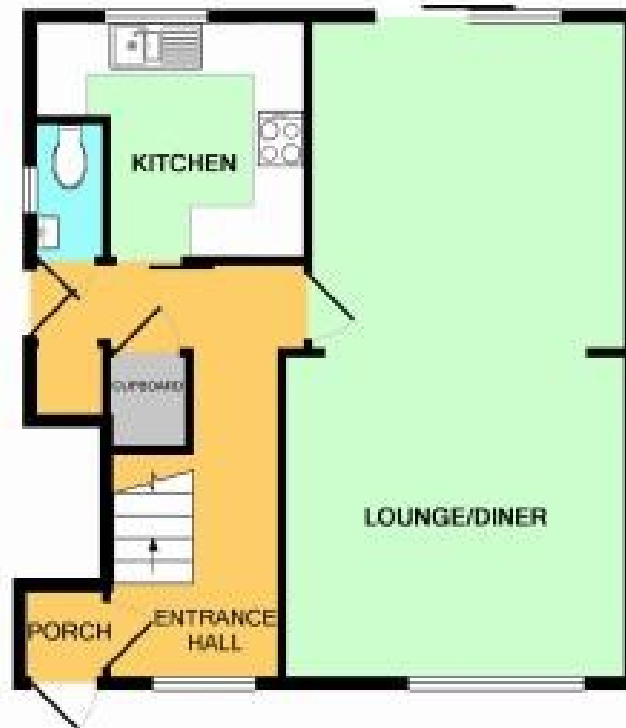








GARAGE

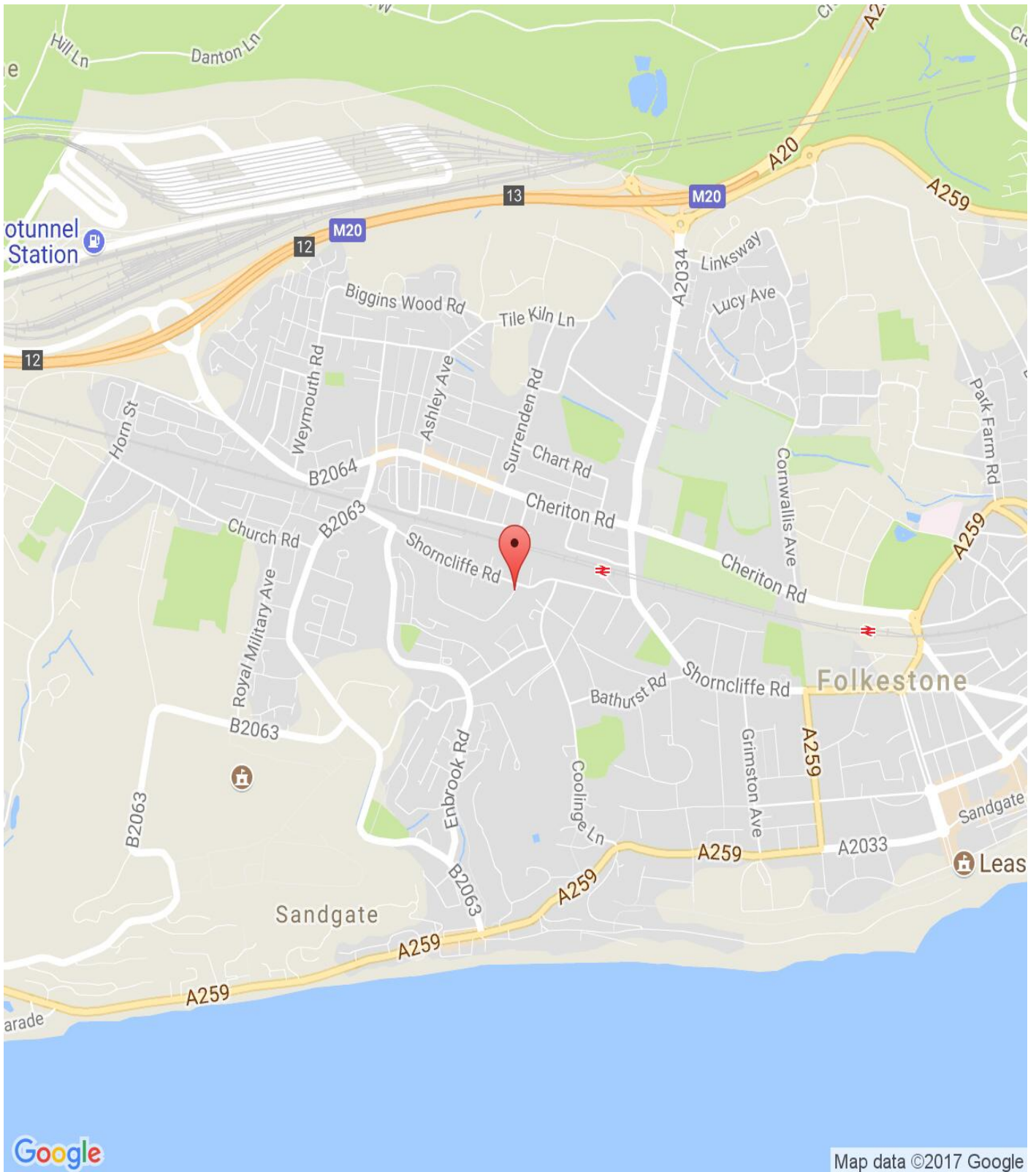


Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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