



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**FRINTON, 4 ALDER ROAD,
FOLKESTONE**

£325,000 Freehold

**A RECENTLY REFURBISHED THREE BEDROOM SEMI
DETACHED FAMILY HOUSE IN A POPULAR
RESIDENTIAL LOCATION**

NO CHAIN

HW0409178555



Mail
102 Sandgate Road,
Folkestone, Kent
CT20 2BW

Tel
01303 212020



Web
www.hwald.co.uk



email
sales@hwald.co.uk



Residential Lettings &
Property Management

Tel
01303 212025

Kim A Clinch BSc, FRICS

Frinton, 4 Alder Road Folkestone, Kent CT19 5BZ

**ENTRANCE HALL, LOUNGE, KITCHEN, DINING ROOM, THREE
BEDROOMS, BATHROOM, TWO SEPARATE W.C.'S,
DETACHED GARAGE, ATTRACTIVE GARDENS,
GAS CENTRAL HEATING, REPLACEMENT DOUBLE GLAZING**

Description

This popular 1930's style bay fronted semi detached family house is situated in the popular Alder Road convenient for local schools and within about half a mile level walking distance of the town centre, Leas Promenade and High Speed rail services for Ashford and London.

The house is of distinctive rough cast elevations under an attractive hipped tiled roof with the benefit of UPVC replacement double glazed windows. The house has been refurbished in recent years yet retains many original character features.

The accommodation comprises:-

New front door to:-

ENTRANCE HALL

With radiator, telephone point, understairs cupboard.

SEPARATE W.C.

With white low level W.C.

LOUNGE (Front) 9'11" x 12'0" (3.02m x 3.66m)

Having radiator, fitted carpet, bay window to front.

DINING ROOM 12'5" x 10'11" (3.78m x 3.33m)

Having radiator, double aspect windows, bay window, fitted carpet.

KITCHEN 11'10" x 14'2" (3.61m x 4.32m)

Having a range of newly installed kitchen units with new work surfaces, cupboards under and matching wall cupboards. Built in electric oven with extractor fan over, electric points, radiator, storage cupboard and part double glazed door to:-

LEAN TO/UTILITY AREA

Having plumbing and electric points for washing machine.

Stairs to First Floor

LANDING

Having fitted carpets, radiator, hatch to roof space, cupboard containing Eclipse wall mounted gas boiler.

BEDROOM ONE (Front) 12'0" x 9'11" (3.66m x 3.02m)

Radiator, fitted carpet, fitted wardrobe cupboard.

BEDROOM TWO 12'5" x 10'11" (3.78m x 3.33m)

Having fitted carpet, radiator, fitted wardrobe cupboard, double aspect windows.

BEDROOM THREE (Rear) 11'1" x 9'5" (3.38m x 2.87m)

Having fitted carpet, radiator.

BATHROOM

Having white panelled bath, pedestal basin.

SEPARATE W.C.

Having low level suite.

OUTSIDE

Detached Garage with aluminium up-and-over door, hardstanding for car (access to Park Farm Road).

The rear garden is pleasantly enclosed and mainly laid to lawn including chicken coup and shed.

Lawned garden to front behind a dwarf brick wall.

COUNCIL TAX

Band D.

Tenure Freehold

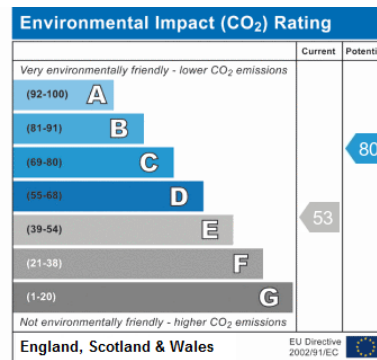
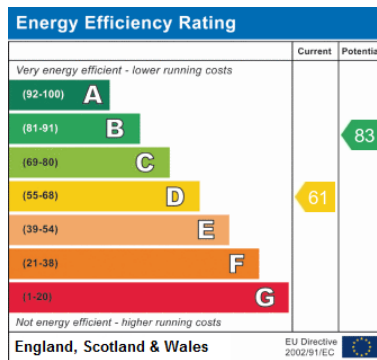
Postcode CT19 5BZ

Viewings Strictly by appointment only -
Property Reference HW8555

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









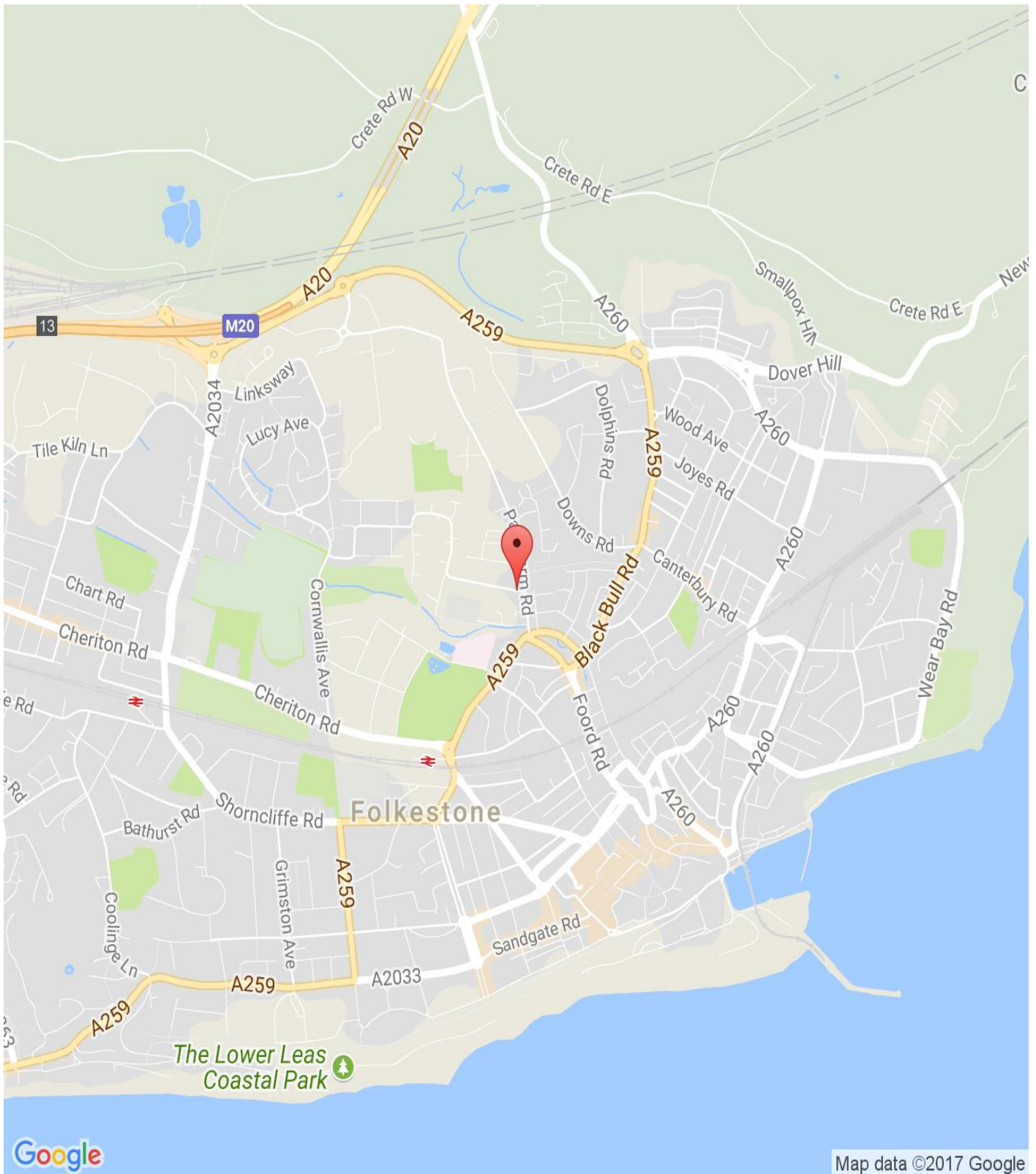




Total area: approx. 100.4 sq. metres (1080.2 sq. feet)

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.



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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