



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**61 ENBROOK ROAD, FOLKESTONE**

**£215,000 Freehold**

**THREE STOREY TERRACE HOUSE  
SITUATED IN SOUGHT  
AFTER RESIDENTIAL LOCATION**



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Kim A Clinch BSc, FRICS

# 61 Enbrook Road Folkestone CT20 3NP

Close to Schools , Off Road Parking , Garage , Two Bedrooms ,  
Close to Seafront , No Chain

## Description

This three storey terrace house is situated in a popular residential location in the Golden Valley about 1.5 miles from Folkestone town centre. This house is well suited to a first time buyer looking to put their own stamp on a property or a buy to let investor. Enbrook Valley is one of Folkestones most sought after areas, convenient for local amenities in the Golden Valley and for schools, with Sandgate Primary and both grammar schools close by. Folkestone West train station is easily accessible which offers High Speed rail connections for both Ashford and London as well as the M20 motorway which can be reached by car in minutes. Sandgates beautiful seafront is also within walking distance.

The accommodation comprises as follows:-

### Entrance Hall

Carpeted, stairs to first floor, door leading to

### Utility/Study 9'10" x 8'11" (3.00m x 2.72m)

With storage cupboard

### First Floor Landing

Carpeted floor, radiator, stairs to Second floor and door into

### Kitchen 8'10" x 8'3" (2.69m x 2.51m)

Mix of wall and floor units, roll top work tops, stainless steel sink and drainer, tiled splashback, space for fridge freezer, space for washing machine, double glazed window to rear

### Lounge/Diner 22'5" x 11'6" (6.83m x 3.51m)

carpeted, dual aspect double glazed windows, door to back garden

### Second Floor Landing

Carpeted, doors to

### Shower Room

Shower, Low Level W.C, Wash hand basin, Tiled splashback, Frosted double glazed window

### Bedroom 2 11'5" x 10'11" (3.48m x 3.33m)

Double Glazed window to rear, built in wardrobe, radiator

### Bedroom 1 15'1" x 10'8" (4.60m x 3.25m)

Carpeted floor, built in storage, radiator and a double glazed window,

## Tenure Freehold

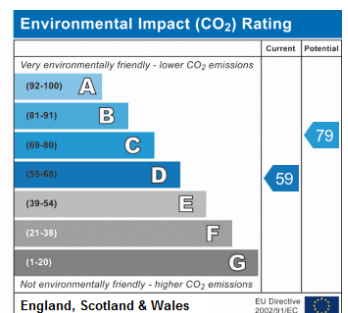
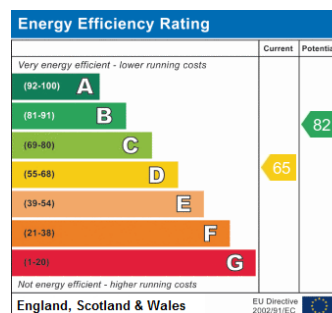
## Postcode CT20 3NP

**Viewings** Strictly by appointment only -  
Property Reference HWALD\_008708

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

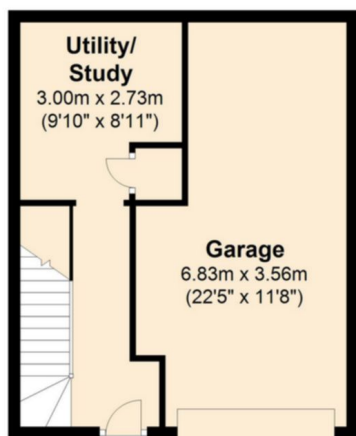






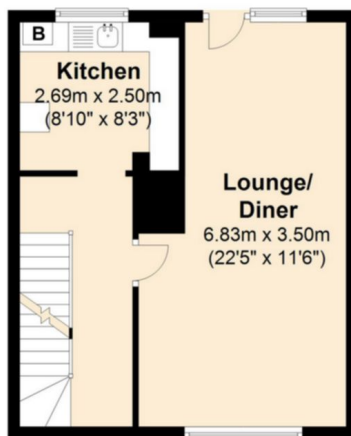
## Ground Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



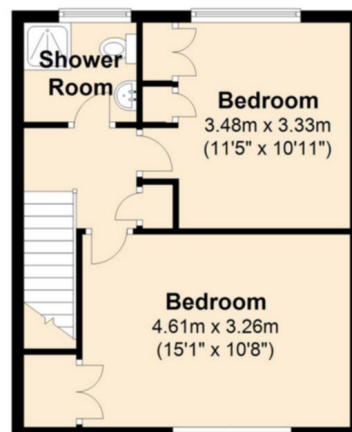
## First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



## Second Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 112.5 sq. metres (1211.1 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



### 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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