



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**83 SURRENDEN ROAD, CHERITON,  
FOLKESTONE**

**£325,000 Freehold**

**Popular style, semi-detached family  
house situated in the much sought  
after Surrenden Road area of  
Folkestone**

HW874516032018



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Kim A Clinch BSc, FRICS

# 83 Surrenden Road, Cheriton, Folkestone CT19 4AG

**Semi-detached, Popular Location, Close connection to M20,  
Three bedrooms, Off Road Parking, Garage**

## Description

This very popular style semi-detached family house situated in the much sought after Surrenden Road area of Cheriton is particularly convenient for local schools, neighbour shops and regular bus services to Folkestone town centre just over one mile distance. High Speed rail services for Ashford and London are approximately half a mile away.

The property benefits from a spacious entrance hall leading you in to the downstairs living space, great bedroom sizes and a beautiful garden, internal viewing is highly recommended.

The accommodation comprises:-

### ENTRANCE PORCH

### ENTRANCE HALL

With storage cupboard and doors leading to:-

### LOUNGE 14'0" x 13'0" (4.27m x 3.96m)

Large double glazed window to front, radiator, fireplace

### DINING ROOM 13'5" x 11'8" (4.09m x 3.56m)

with radiator and double glazed window to rear

### KITCHEN 10'10" x 10'3" (3.30m x 3.12m)

With double glazed window to rear and small double glazed window to the side, Tiled walls, electric hob with extractor over, electric oven, stainless steel sink and drainer, breakfast bar.

### CLOAKROOM

## FIRST FLOOR

### BEDROOM ONE 14'0" x 13'0" (4.27m x 3.96m)

With double glazed window to the front, built in wardrobe, radiator, vanity basin.

### BEDROOM TWO 14'1" x 12'0" (4.29m x 3.66m)

With double glazed window to rear, built in cupboard, electric fire, vanity basin

### BATHROOM

With double glazed window to side, W.C. pedestal basin, corner shower cubicle, panelled bath

### BEDROOM THREE 13'3" x 7'8" (4.04m x 2.34m)

With double glazed window to rear and radiator.

### GARAGE

### REAR GARDEN

The rear sheltered garden area has lawns, borders and a shed.

**Tenure** Freehold

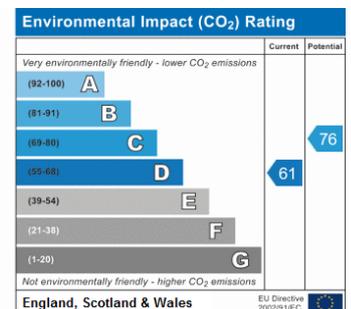
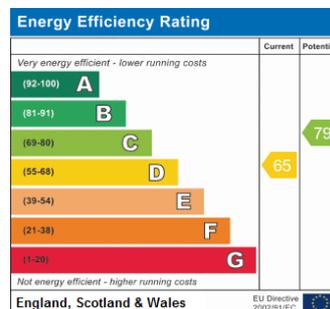
**Postcode** CT19 4AG

**Viewings** Strictly by appointment only -  
Property Reference HWALD\_008745

### Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

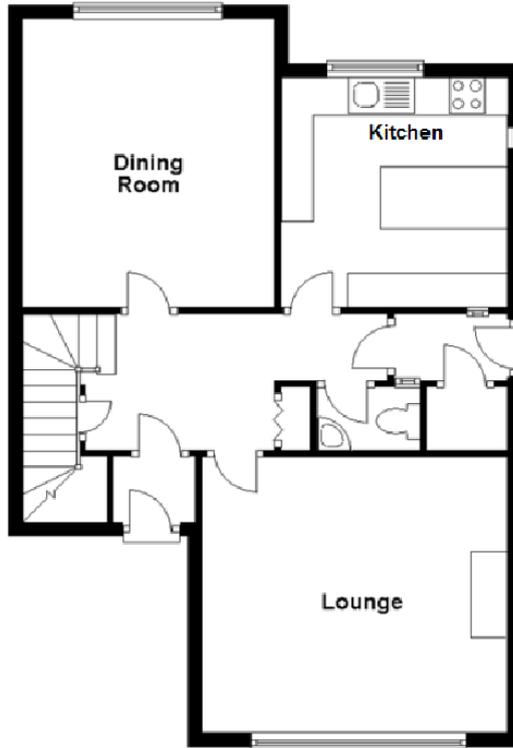




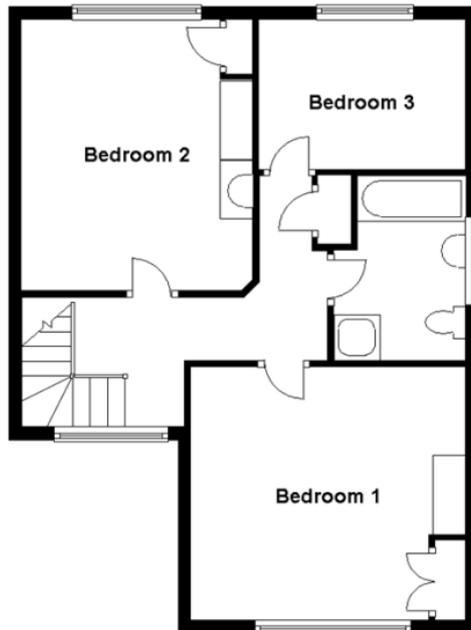


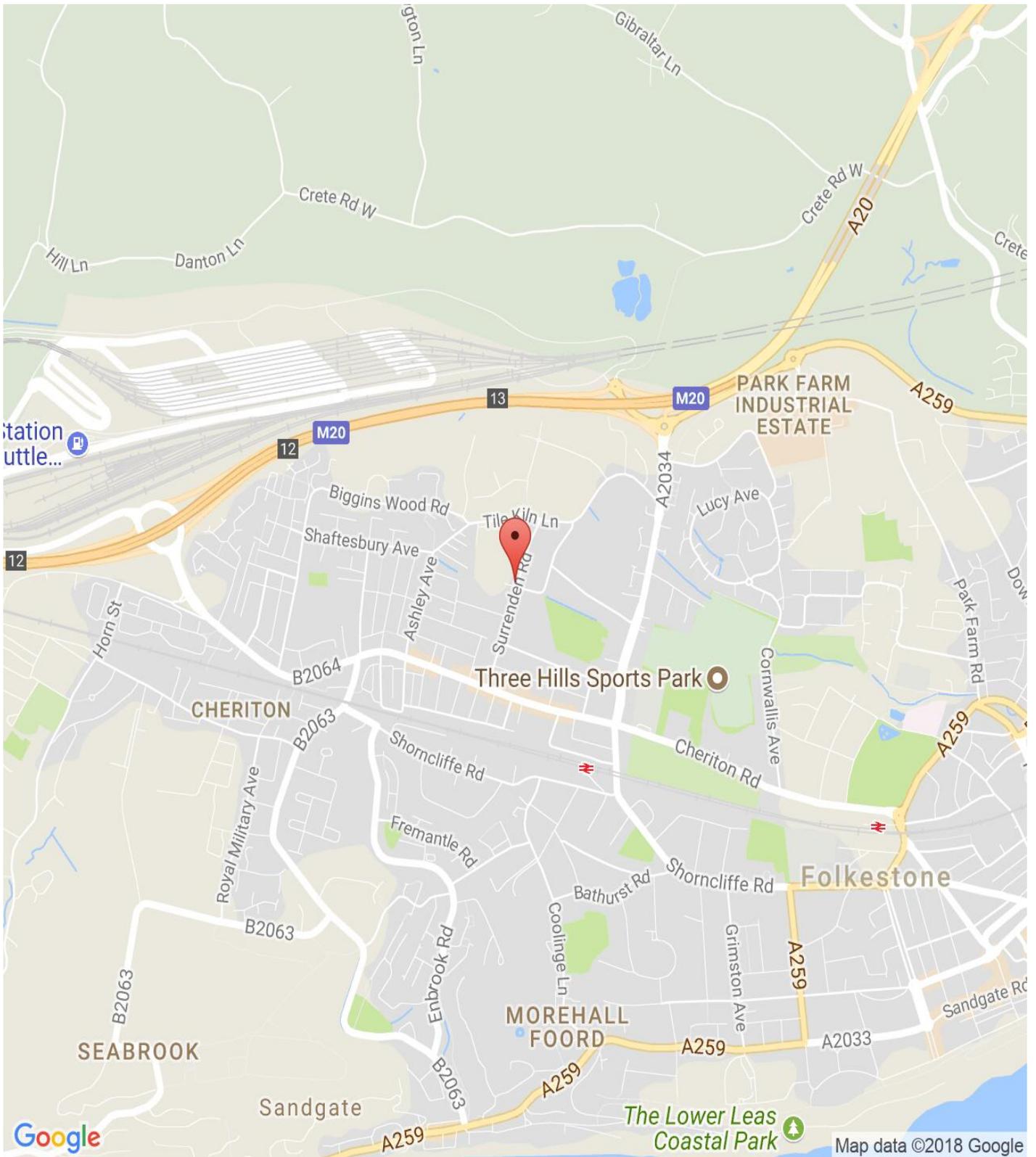


**Ground Floor**  
Approx. 597.9 sq. feet



**First Floor**  
Approx. 567.1 sq. feet





**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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