



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



5 BLENHEIM PLACE, FOLKESTONE

£650,000 Freehold

A beautifully presented four bedroom detached house in ideal cul-de-sac location in walking distance to the high speed rail link to London St Pancras and Stratford



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5 Blenheim Place Folkestone CT20 3RJ

**Detached , Desirable Location , Four Bedrooms , Large
Conservatory , Close to Folkestone West Train Station , Close to
Grammar schools and Sandgate Primary**

Description

A beautifully presented four bedroom detached house with landscape garden situated in a very well regarded West End of Folkestone location within easy level walking distance of High Speed rail services, local schools and with the town centre just over half a mile distance. The accommodation comprises:-

ENTRANCE PORCH

Radiator, telephone, double glazed doors to:-

SITTING ROOM 23'9" x 14'3" (7.26m x 4.34m)

Beautiful fireplace with marble slip and hearth and living flame coal effect gas fire, two radiators, timber double glazed doors to garden and double doors to

DINING ROOM 12'4" x 11'7" (3.76m x 3.53m)

with radiator and double doors to:-

CONSERVATORY 12'7" x 10'3" (3.84m x 3.12m)

Brick base with timber sealed unit windows and double casement doors to garden, ceramic tiled floor, ceiling fan and roof lights.

STUDY 8'2" x 8'0" (2.49m x 2.44m)

Radiator, telephone point, double glazed window to front

CLOAKROOM

Low level W.C., wash hand basin, part tiled walls, radiator

KITCHEN/BREAKFAST ROOM 15'1" x 14'3" (4.57m x 4.32m)

Work surfaces with cupboards, drawers and corner display shelves, Neff gas hob with extractor filter and light over, Stoves eye level, fan assisted oven, Sink unit and mixer tap, dishwasher, integrated larder fridge, freezer, broom cupboard, part tiled walls and radiator.

UTILITY ROOM

Sink unit set in top with cupboard, plumbing and space for washing machine and tumble dryer, Valliant gas boiler, time controls for central heating and hot water, tiled floor,

door to double garage.

LANDING

BEDROOM ONE 23'9" x 11'11" (7.24m x 3.63m)

Dressing area with built in cupboards, hanging, shelves and glass fronted display unit. Two radiators

EN-SUITE BATHROOM

Panelled bath with mixer tap and shower attachment, low level W.C. pedestal wash hand basin, bidet, electric shaver socket, and light over, radiator, tiled walls

BEDROOM TWO 13'5" x 11'10" (4.09m x 3.61m)

With fitted wardrobe cupboard with hanging, shelves and centre dresser unit, radiator.

EN-SUITE BATHROOM

With low level W.C. Pedestal wash hand basin, panelled bath with mixer tap and shower attachment and Mira shower over, electric shaver socket and light over, tiled walls, radiator.

BEDROOM THREE 14'5" x 10'0" (4.39m x 3.05m)

with radiator and double glazed window

BEDROOM FOUR 12'3" x 9'0" (3.73m x 2.74m)

With radiator, two double glazed windows

SHOWER ROOM

Shower cubicle with Mira shower, Low level W.C. wash hand basin set in unit with cupboard below, electric shaver socket and light over, tiled walls, radiator

DOUBLE GARAGE 19'4" x 18'8" (5.89m x 5.69m)

With two up and over doors, electric light and power, eaves roof space, door to garden

GARDEN Lovely enclosed south facing rear garden boasting a selection of mature trees and shrubs. Mostly laid to lawn, with pretty flower beds. A large patio accessible from the conservatory lies adjacent to the house with a further patio area to the side of the house creating an alternative area to sit back and relax. Also with small timber shed, green house, two outside lights and an outdoor tap.

COUNCIL TAX

Band G

AGENT'S NOTE

This property is owned by a member of staff from H. Wald & Co.

Tenure Freehold

Postcode CT20 3RJ

Viewings Strictly by appointment only -
Property Reference HWALD_008753

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

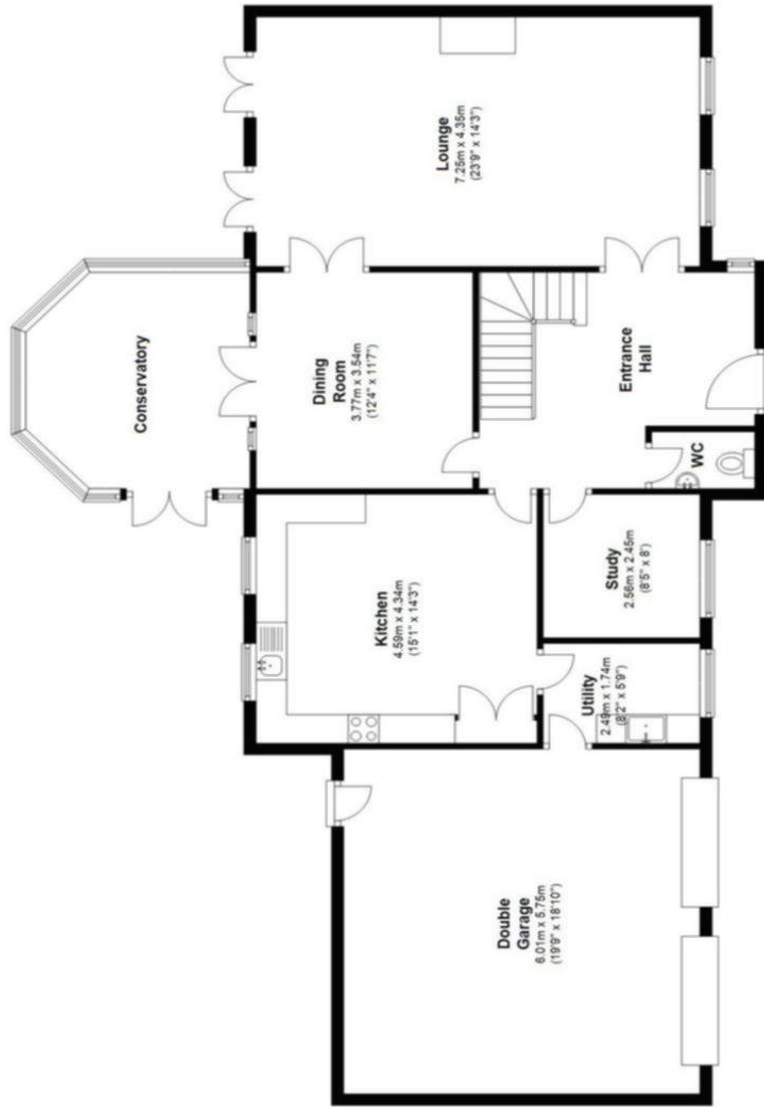






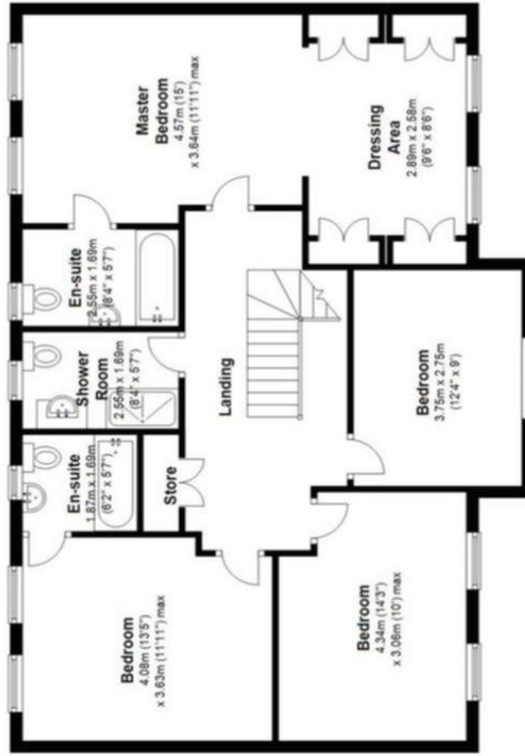
Ground Floor

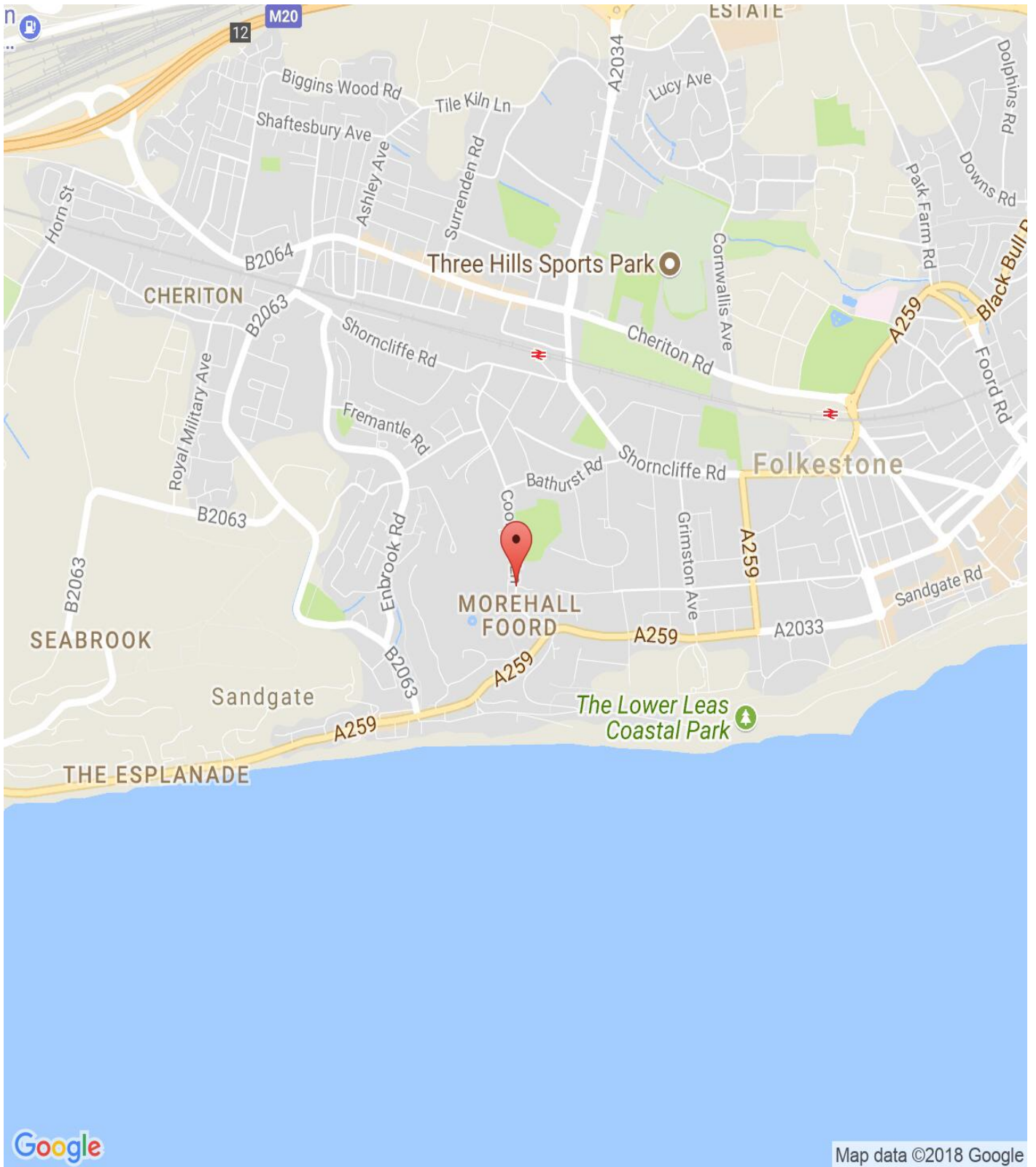
Approx. 143.1 sq. metres (1539.9 sq. feet)



First Floor

Approx. 85.2 sq. metres (1024.7 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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