



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



THE STABLES, 15A WILBERFORCE ROAD, SANDGATE

OFFERS OVER £375,000 Freehold

Beautiful three bedroom house set in a quiet back road position in the village of Sandgate,



HW300320188768

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

The Stables, 15a Wilberforce Road, Sandgate, Folkestone CT20 3ED

**WELL PRESENTED , KITCHEN/DINER , THREE BEDROOMS , REAR
GARDEN AND COURTYARD AREA , PRIME SANDGATE LOCATION ,
GAS CENTRAL HEATING**

Description

Beautiful three bedroom house set in a quiet back road position in the village of Sandgate, well known for its contemporary bars, restaurants, boutiques and seafront promenade with superb walks along pebble beaches.

There is a nearby primary school with further grammar and secondary and independent schooling in the town of Folkestone approximately two miles away. Hythe is approximately three miles away and the M20 and fast train services to Ashford and London are approximately two miles.

Internal viewing of this stunning house is strongly recommended and the accommodation comprises:-

ENTRANCE HALL

Having stone staircase to first floor and door to:-

LIVING ROOM 21'3" x 14'3" (6.48m x 4.34m)

An impressive triple aspect room including patio doors opening on to rear garden, two radiators, fireplace with gas fire and brick hearth, oak flooring, door to:-

KITCHEN/DINER 22'0" x 11'6" (6.71m x 3.51m)

Dining room with built in under stairs cupboard, slate tiled floor, patio door to rear garden and open plan through to:-

Kitchen having a good range of decorative styled cream fronted wall and base units to three sides with rolled worktops, half bowl sink and drainer, electric ceramic hob with electric oven under and extractor over, plumbing for washing machine and dishwasher, tiled splashbacks, two year old Worcester gas boiler

FIRST FLOOR

Landing having hatch loft space and window overlooking the garden, doors to all rooms.

BEDROOM THREE 14'2" x 8'0" (4.32m x 2.44m)

with radiator, built in double wardrobe with cupboards over, double glazed window to front

BATHROOM 11'4" x 6'10" (3.45m x 2.08m)

With white panelled bath with shower attachment, wall cabinet, pedestal wash hand basin, low level W.C., corner tiled

shower cubicle with radiator two frosted glass double glazed windows to rear, tiled floor.

BEDROOM TWO 11'6" x 10'8" (3.51m x 3.25m)

With double glazed window overlooking rear garden, double radiator,

BEDROOM ONE 14'7" x 10'5" (4.45m x 3.18m)

With radiator and double glazed window to front

OUTSIDE

FRONT – With off road parking and forecourt area

REAR - large paved patio courtyard area extending to one side leading to a small shed. Feature brick steps lead up to a good size rear garden landscaped on two levels both having lawns and established borders, with tool shed and greenhouse on the top level.

COUNCIL TAX BAND C

Tenure Freehold

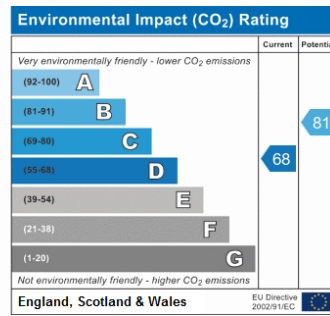
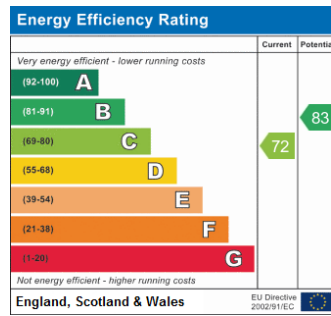
Postcode CT20 3ED

Viewings Strictly by appointment only -
Property Reference HWALD_008768

Opening Hours:

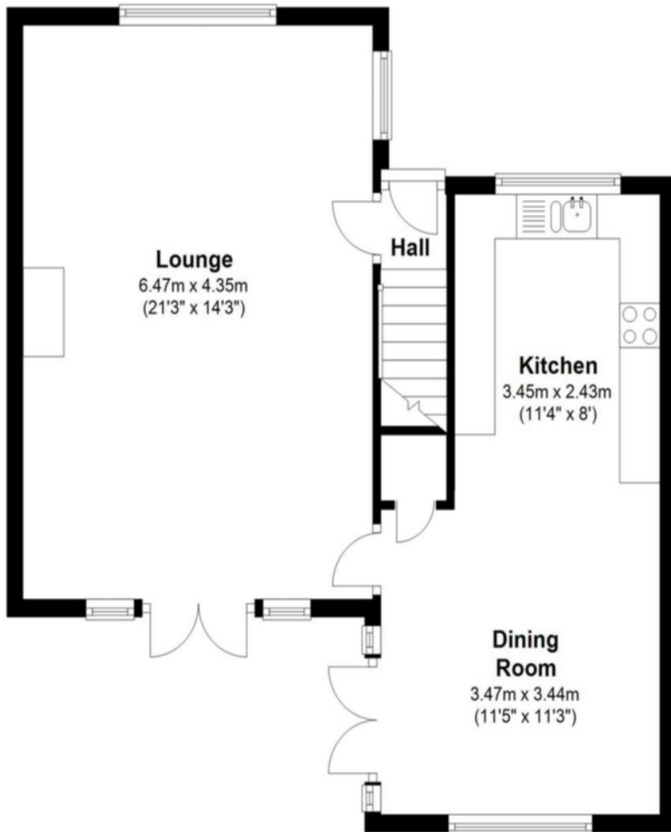
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



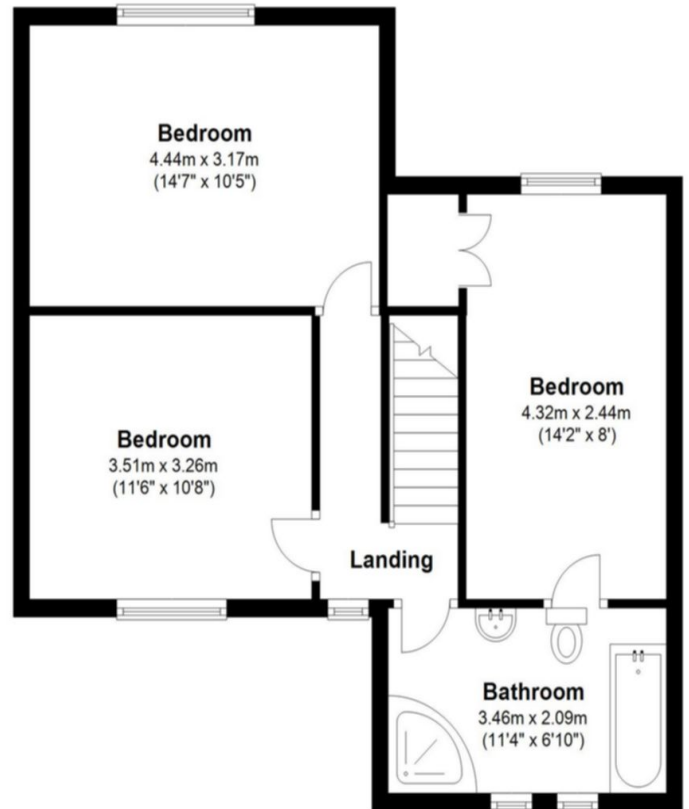
Ground Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



First Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



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 and prospective purchaser.

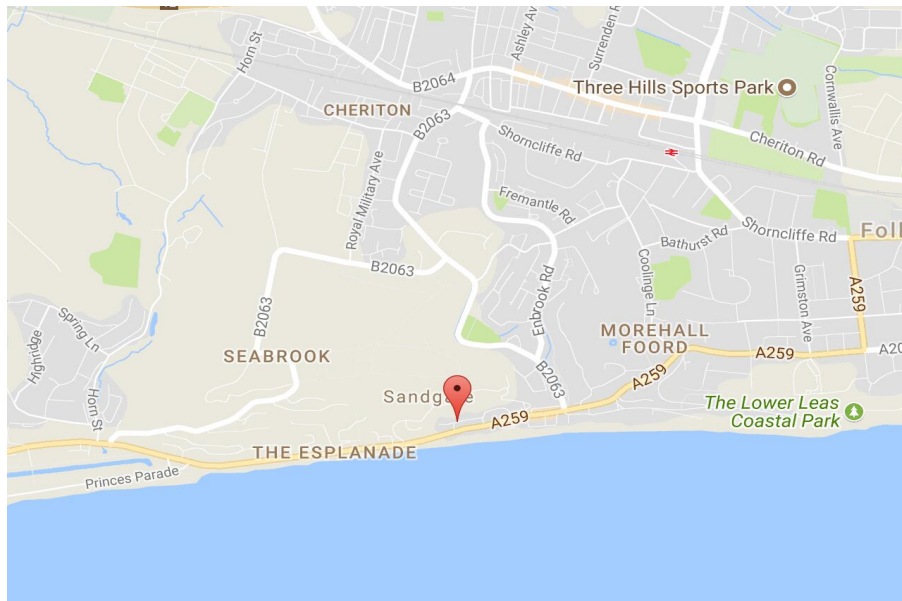
Plan produced using PlanUp.











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.

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