



**62 SHORNCLIFFE CRESCENT,  
FOLKESTONE**

**£380,000 FREEHOLD**

**SPACIOUS THREE BEDROOM SEMI-DETACHED  
HOUSE IDEAL FOR A GROWING FAMILY.  
LOCATED PERFECTLY BETWEEN FOLKESTONE  
AND CHERITON CLOSE TO FOLKESTONE WEST  
TRAIN STATION**

MOTIS3099170818



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co  
Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

# 62 Shorncliffe Crescent Folkestone CT20 3PG

**SEMI-DETACHED , THREE BEDROOMS , TWO RECEPTION ROOMS ,  
DOUBLE GARAGE , GARDEN , DRIVEWAY**

## Description

This spacious three bedroom semi-detached house is ideal for a growing family. Located perfectly for commuters, between Folkestone and Cheriton close to Folkestone West Train station which offers high speed services for Ashford and London.

Good schooling at all levels close by, including Sandgate Primary and grammar schools. Folkestone town centre and the coast of Sandgate are both just over one mile distance.

The accommodation comprises:-

### ENTRANCE HALL

With storage cupboard and stairs to first floor

### LIVING ROOM 5.28m x 3.36m (17'4" x 11'0")

Double aspect with two windows to the front and one to the side, fireplace, radiator.

### DINING ROOM 5.44m x 3.67m (17'10" x 12'0") max

With small bay window to front, two radiators and patio doors to the garden

### KITCHEN 5.44m x 2.26m (17'10" x 7'5") MAX

Fitted with a mix of wall and base units with space and plumbing for a washing machine, tumble dryer, fridge freezer, integrated dishwasher, radiator, door to garden

### WETROOM

With low level W.C., wash hand basin with cupboard under, electric shower

### FIRST FLOOR

#### LANDING

With airing cupboard and loft hatch, with ladder to fully boarded loft with Velux window.

### BEDROOM ONE 3.68m x 3.27m (12'1" x 10'9")

With double glazed window to front, radiator

### BEDROOM TWO 4.00m x 3.36m (13'1" x 11'0")

Double aspect with double glazed window to front and rear, radiator

### BEDROOM THREE 3.49m x 2.35m (11'5" x 7'9")

Currently used as an office, with double glazed window to rear, built in storage, radiator

### BATHROOM

With Low level W.C., wash hand basin with cupboard under, panelled bath with electric shower over, radiator, two windows

### DOUBLE GARAGE 5.75m x 5.48m (18'10" x 17'12")

With light and power, a mezzanine platform for storage, window and door to garden at the rear, Worcester boiler.

### REAR GARDEN

Pretty enclosed garden mainly laid to lawn with patio area, shed and side access

### FRONT GARDEN

### DRIVEWAY

Parking for multiple cars with additional parking suitable for a caravan

### COUNCIL TAX

BAND E

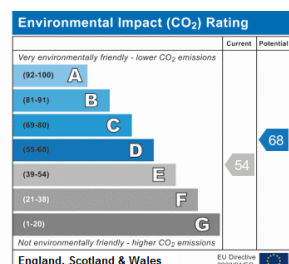
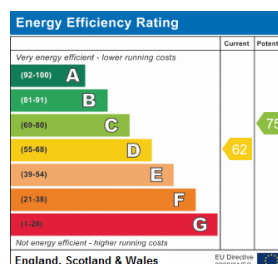
### Tenure Freehold

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_003099

### Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00















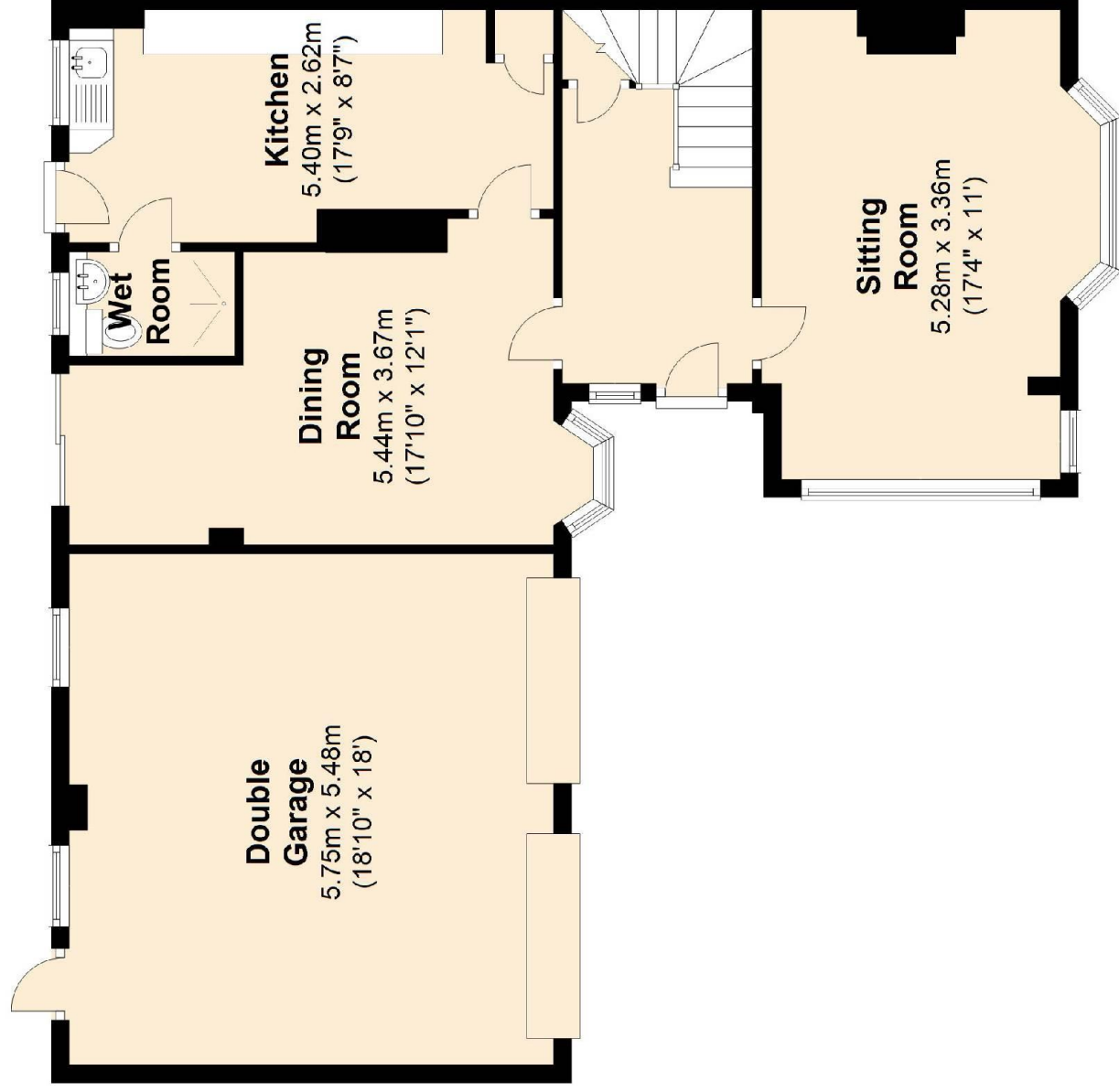






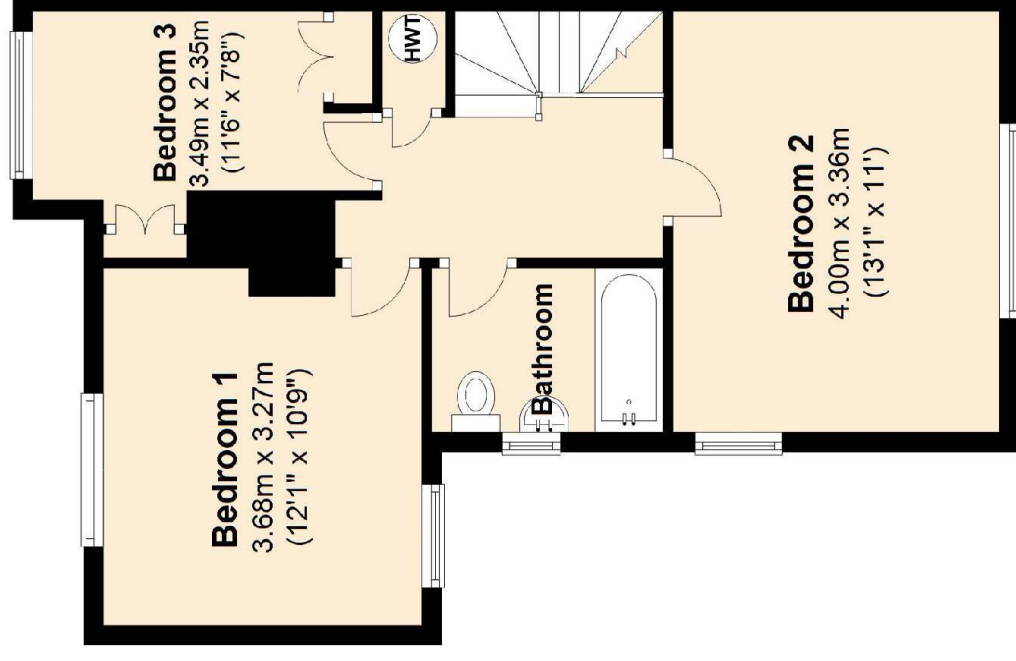
## Ground Floor

Approx. 93.4 sq. metres (1004.9 sq. feet)



## First Floor

Approx. 46.7 sq. metres (502.3 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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