



49 High Street, Hythe, Kent CT21 5AD



**62 SURRENDEN ROAD  
CHERITON**

**£525,000 Freehold**

**Impeccably presented semi-detached house situated in a particularly desirable tree lined road, within a short walk of Folkestone West Railway Station. Comprising a sitting room, fitted kitchen, dining room, garden room, utility, cloakroom, 3 bedrooms & bathroom. Gardens, off-road parking, car port & garage. EPC C**



**62 Surrenden Road  
Cheriton  
CT19 4EB**

**Entrance Vestibule, Entrance Hall, Sitting Room,  
Fitted Kitchen Open Plan to Dining Room & Garden Room,  
Utility Room, Cloakroom,  
Three Bedrooms, Family Bathroom  
Garage, Car Port, Ample Off-Road Parking, Delightful Gardens**

**DESCRIPTION**

This much loved family home has been thoughtfully extended and extensively improved by the current owners, the house offers deceptively spacious accommodation which has been designed to complement a modern lifestyle.

The accommodation includes an entrance hall, very comfortable sitting room, the smart fitted kitchen is open plan to the dining room and the stunning garden room with doors opening on to the garden and benefiting from underfloor heating. There is also a separate utility room and cloakroom. The first floor comprises three bedrooms and a family bathroom.

The garden to the rear is delightfully secluded, with generous areas of paving, an expanse of lawn and an attractive planting scheme designed for year-round interest. There is ample parking to the front of the house and access to the car port and garage. The property also benefits from Solar Panels which substantially contribute to the heating of the hot water and provide a quarterly return.

**SITUATION**

Surrenden Road is a popular address within this sought after area of Cheriton being within a short, level walk from Folkestone West Station where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 0.8, 2.5 and 9 miles away respectively.

Cheriton enjoys a good range of local amenities including local shops and cafes, a Co-op and a BP Station incorporating an M&S Simply Food Store. There are other major supermarkets nearby. The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is accessible and from here paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of good schools in the vicinity, including boys and girls grammar schools, the new Turner Academy and Morehall Primary School.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. (All times and distances are approximate). Bannantynes Health Centre is within an easy walk.



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a timber effect composite and obscure double glazed door with opaque double glazed windows to side, porcelain tiled floor, opaque double glazed door to:-

### **ENTRANCE HALL**

Staircase to 1st floor, recessed lighting, porcelain tiled floor with underfloor heating, door to cloakroom & sitting room, open through to:-

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating two integrated Hotpoint double ovens, Bosch dishwasher, Bosch microwave, square edged quartz work surfaces inset with one and a half bowl undermounted stainless steel sink with mixer and group drainer to side, Siemens induction hob with extractor hood above, coordinating splashbacks, full height fitted cupboards incorporating integrated Bosch fridge and AEG freezer, circular double glazed window to side, double glazed picture window to rear overlooking the garden (fitted with electric roller blind), door to utility, inset track lighting, porcelain tiled flooring with underfloor heating, open through to:-

### **DINING ROOM**

Fitted cupboards, inset track lighting, porcelain tiled flooring with underfloor heating, open through to:-

### **GARDEN ROOM**

Of uPVC & double glazed construction over a brick built base and beneath a pitched, insulated roof with rooflights, windows to two sides overlooking the garden and two pairs of casement doors opening to the terrace, porcelain tiled flooring with underfloor heating.

### **SITTING ROOM**

Attractive timber fireplace surround inset with Gazco Logic gas log burner fire, double

glazed window to front (fitted with electric privacy blinds), radiator.

### **UTILITY ROOM**

Square edged quartz work surface inset with stainless steel sink and drainer unit and mixer tap, fitted cupboard below and recess and plumbing for washing machine and tumble dryer, opaque double glazed door to side.

### **CLOAKROOM**

Low-level WC with concealed cistern, wash basin with vanity cupboard below, porcelain tiled floor with underfloor heating, heated ladder rack towel rail, recessed lighting, obscure double glazed window.

### **FIRST FLOOR LANDING**

Obscure double glazed window to side, access to loft space (fitted with a retractable loft ladder and light, insulated and part boarded), access to airing cupboard housing factory lagged hot water cylinder) radiator, doors to:-

### **BEDROOM 1**

Fitted wardrobes concealed by sliding mirrored doors, built in cupboard, double glazed window to front, picture rail, radiator.

### **BEDROOM 2**

Fitted wardrobe cupboards concealed by sliding mirrored doors, double glazed windows to rear and side, access to storage cupboard, picture rail, radiator.

### **BEDROOM 3**

Double glazed window to front, picture rail, built in cupboard, radiator.

### **BATHROOM**

Panelled bath with central mixer tap, tiled shower enclosure with Aqualisa Quartz shower, winged wash basin with vanity cupboards and drawers below, low-level WC, obscure double glazed windows to rear and side, tiled walls, wood effect flooring, recessed lighting, extractor fan, heated ladder rack towel rail.





## OUTSIDE

### REAR GARDEN

Directly to the rear of the property is a block paved herringbone designed patio leading to an expanse of lawn backed by borders planted with a variety of shrubs, herbaceous and other plants and leading to a further paved terrace to the far end of the garden. Timber framed shed. Access can be gained to the side of the property.

### FRONT GARDEN

The garden to the front of the property is set behind a low timber fence and a sliding timber gate (supplied with ducting in readiness to be electrified) gives access to

the generous block paved driveway providing parking for a number of vehicles, access to the car port and garage.

### GARAGE

Power and light.

### EPC Rating Band C.

### COUNCIL TAX

Band E approx. £2861.99 (2022/23)  
Folkestone & Hythe District Council.

### VIEWING

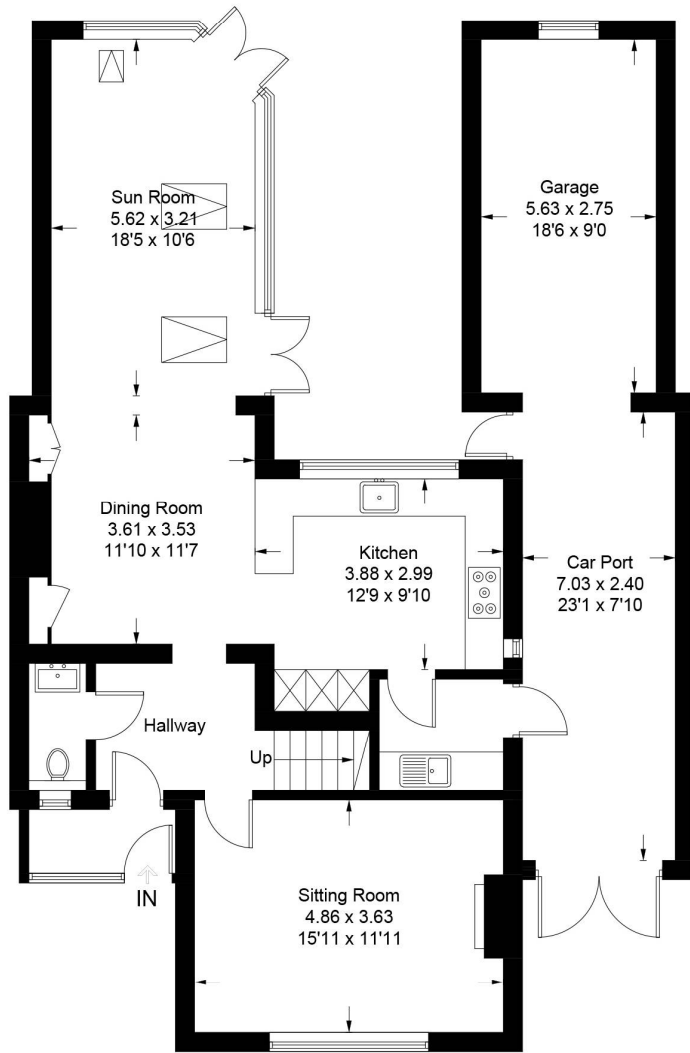
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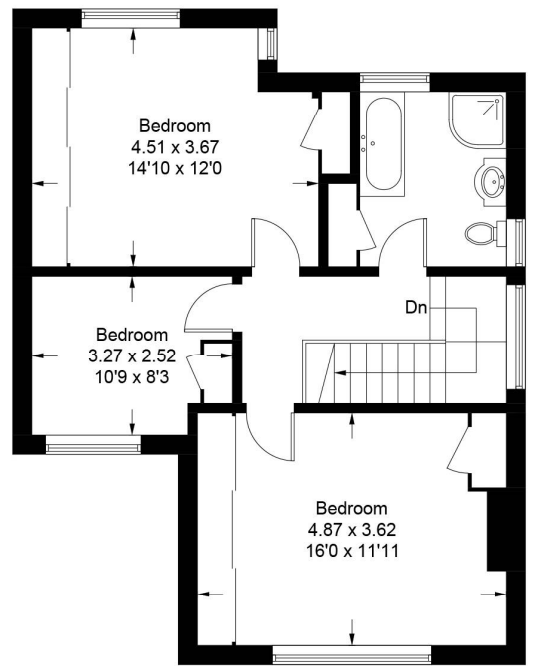
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# Surrenden Road, Folkestone, CT19

Approximate Gross Internal Area  
Ground Floor = 115.7 sq m / 1245 sq ft  
First Floor = 59.8 sq m / 644 sq ft  
Total = 175.5 sq m / 1889 sq ft  
(Including Car Port & Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067297)