

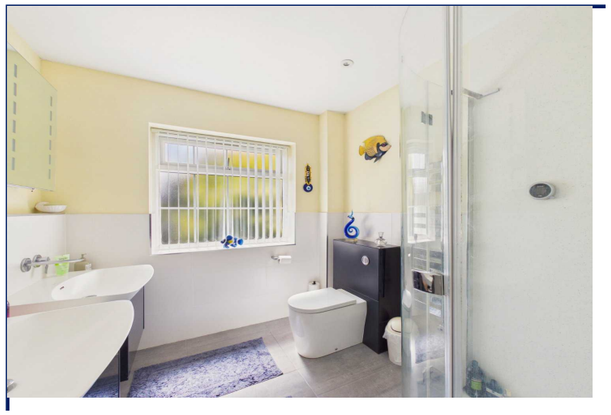


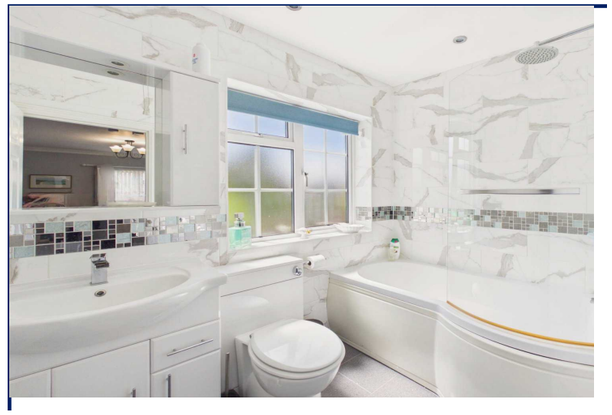












Corone Close, Folkestone, Kent

Asking Price: £625,000

Freehold

Reeds Rains

reedsrains.co.uk

Corone Close, Folkestone, Kent, CT19 5LJ

Asking Price: £625,000 Freehold

Council Tax Band: F
EPC Rating: D

A handsome neo-Georgian style double-fronted family home, ideally positioned within a quiet cul-de-sac and conveniently located for excellent transport links and highly regarded schools.

This impressive property has been enhanced by a two-storey side extension, creating spacious and versatile accommodation throughout. The ground floor features a generous living room, separate dining room, fitted kitchen/breakfast room, utility room, and a good size study ideal for home working. To the first floor, the principal bedroom benefits from fitted Hammonds wardrobes and a stylish en-suite with twin wash hand basins. There are three further well-proportioned bedrooms together with a modern style family bathroom.

A particular highlight of the home is the beautifully maintained rear garden, enjoying a private sunny southerly aspect. The outdoor space includes a paved patio area adjoining the property, a covered decked seating area perfect for entertaining, a substantial timber shed, and gated side access. To the front of the property there is off-road parking and access to the garage.

Location

Corone Close is a sought-after residential cul-de-sac situated in a convenient and family-friendly location on the outskirts of Folkestone. The area is particularly popular with families and commuters alike, benefiting from excellent transport connections including easy access to the M20 motorway and under half a mile from Folkestone West railway station, offering high-speed services to London.
A range of highly regarded primary and secondary schools are within easy reach, together with nearby supermarkets, local amenities, and leisure facilities. Folkestone's vibrant town centre, picturesque harbour arm, and beautiful coastline are also just a short drive away, providing an excellent mix of seaside living and everyday convenience.

Garage and Parking

With up and over door. Personal door to the house. Parking to the front for multiple vehicles.

Gardens

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Council Tax

Band - F

EPC Rating

EPC - D

Agents Notes

If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable.

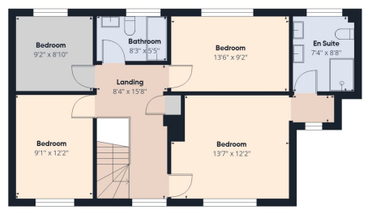
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.







Reeds Rains
Since 1968

Approximate total area(1)
1814 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk