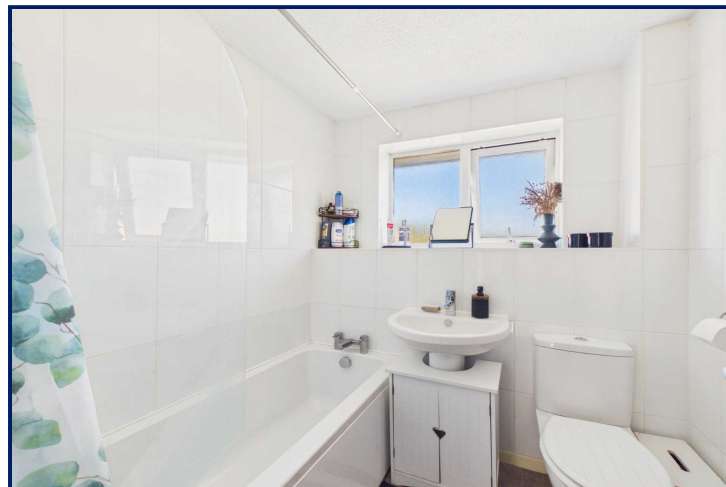
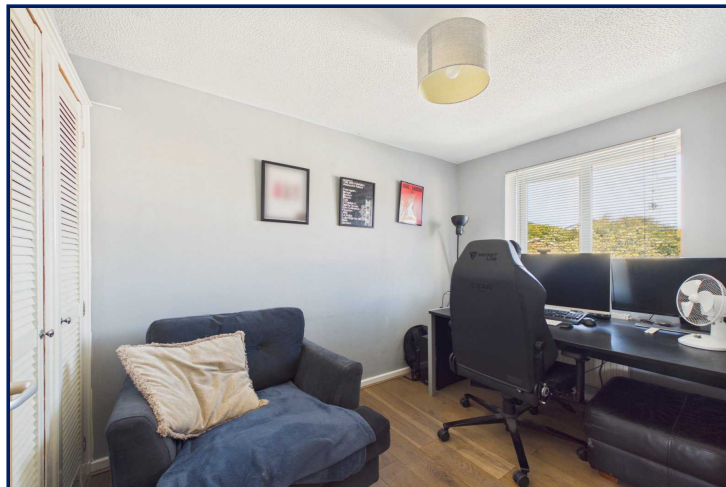
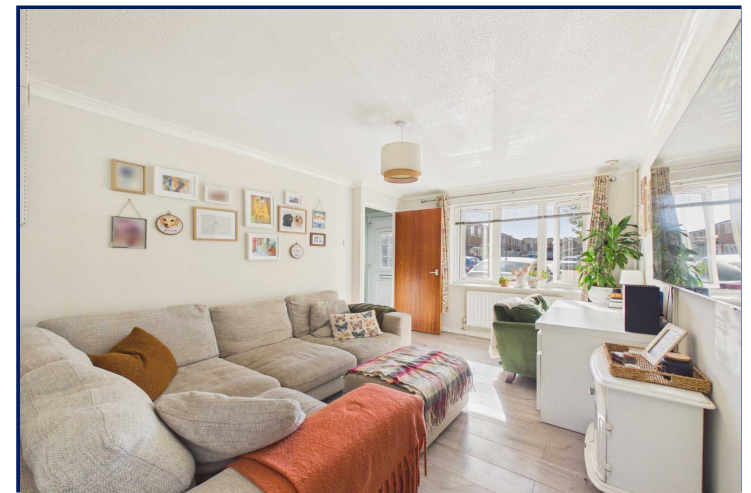




Wood Cottage Lane,
Folkestone

**Offers in the region of:
£265,000**



reedsrains.co.uk

24 Wood Cottage Lane, Folkestone, CT19 4QG

Offers in the region of: £265,000

Council Tax Band: C

EPC Rating: TBC

Situated in a quiet and popular location, this well-presented two-bedroom semi-detached home offers spacious accommodation, a good-sized garden and the highly desirable benefit of off-road parking for multiple vehicles.

The ground floor comprises a bright and spacious lounge featuring a bay window, a generously sized kitchen with ample dining space and a useful built-in cupboard, along with a rear conservatory providing additional living space.

Upstairs, there are two well-proportioned bedrooms, a family bathroom and a large airing cupboard located off the landing.

Outside, the property benefits from a good-sized rear garden and a fully powered shed, offering excellent potential for use as a home office, hobby room or additional storage. There is also potential to extend the property, subject to the necessary planning consents.

An attractive home offering generous living space, excellent parking and scope for further improvement.

Location

Well positioned in the corner of a quiet cul de sac in Cheriton, with the M20 motorway easily accessible. There is a Tesco supermarket nearby, and Cheriton High Street which has a range of cafes, doctors surgery, pharmacy and coffee shop. Folkestone West train station is easily reached, which provides regular high speed links in to London, and there are a range of well renowned local primary schools.

Parking

There is off road parking to the front of the house for multiple vehicles.

Rear Garden

There is a good size garden to the rear of the property with side access and a large timber shed.

Council Tax

Band - C

EPC Rating

EPC - Awaited

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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.

