



16 Valley Road Sandgate Folkestone Kent. CT20 3BT

Guide Price **£350,000**



- Semi-detached chalet bungalow
- Two bedrooms
- Conservatory & garden
- Sea views from bedroom
- Garage & parking for 3 cars

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in the popular Enbrook Valley area near the seaside village of Sandgate which offers an eclectic choice of antique shops curio shops cafe bars and pubs, as well as the seafront promenade which offers superb walks in to Hythe and along the coast to Folkestone harbour. The pretty Cinque Port town of Hythe is only ten minutes drive and offers a superb selection of independent shops and supermarkets including a Waitrose store the historic Royal Military Canal also runs through the town of Hythe. Primary and secondary schooling are both within easy reach Folkestone also offering boys and girls grammar schools. The M20 Motorway Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are also available from Folkestone West approximately ten minutes drive this giving access to London St Pancras in just over fifty minutes.

A two bedroom semi-detached chalet bungalow in a popular cul de sac location close to the seaside village of Sandgate. The accommodation comprises a living room kitchen bathroom study & conservatory to the ground floor with a good size bedroom with sea views and a en-suite to the first floor. There is also a garage and driveway providing off-street parking for three cars as well as front and rear gardens. Early viewing comes highly recommended.

GROUND FLOOR

glazed door leading into

ENTRANCE HALLWAY (5' 5" x 4' 11") or (1.65m x 1.49m)

with wood effect flooring storage cupboard with shelving cupboard with hanging rail & shelving over as well as access to electric meter

KITCHEN (9' 11" x 7' 10") or (3.01m x 2.40m)

with tile effect vinyl double-glazed windows overlooking side mixture of high and low level kitchen units laminate worktops one-and-a-half bowl stainless steel sink integrated fan assisted oven with gas hob & extractor fan over space for tall fridge freezer space & plumbing for separate washing machine & tumble dryer gas meter

LIVING ROOM (17' 6" x 11' 10") or (5.33m x 3.61m)

with wood effect flooring double glazed windows overlooking front radiator electric fireplace with wood surround

INNER HALLWAY (12' 8" x 5' 4" Max) or (3.85m x 1.62m Max)

with wood effect flooring access to under stairs cupboard

BEDROOM (8' 11" x 10' 4") or (2.71m x 3.16m)

with wood effect flooring double glazed windows overlooking rear garden radiator

SHOWER ROOM (5' 1" x 6' 7") or (1.54m x 2.00m)

with tiled flooring WC shower cubicle hand basin with mixer taps over double glazed frosted window localised tiling

STUDY (8' 11" x 7' 1") or (2.71m x 2.16m)

with wood effect flooring radiator opening leading into

CONSERVATORY (9' 11" x 9' 10") or (3.01m x 3.00m)

with UPVC double-glazed windows low level brick side walls UPVC double-glazed doors leading out onto rear garden

FIRST FLOOR

BEDROOM (18' 0" x 11' 8") or (5.49m x 3.55m)

with double glazed windows overlooking front with distant sea views storage cupboards accessing eaves space archway opening leading to

EN-SUITE (7' 7" x 12' 10") or (2.30m x 3.91m)

with partially tiled flooring hand basin WC panelled bath localised tiling

OUTSIDE

The property enjoys a patio seating area leading off from the conservatory with access to the garage and then steps leading up to the upper level of the garden. The upper level of the rear garden offers a patio seating area with the rest being mainly laid to lawn with a selection of mature bushes as well as access to a summerhouse & greenhouse. The front of the property enjoys a driveway with parking for up to three cars with steps leading up the front door and a garden area with a selection of mature shrubs/planting.

Tenure - Freehold

Council tax - Band C

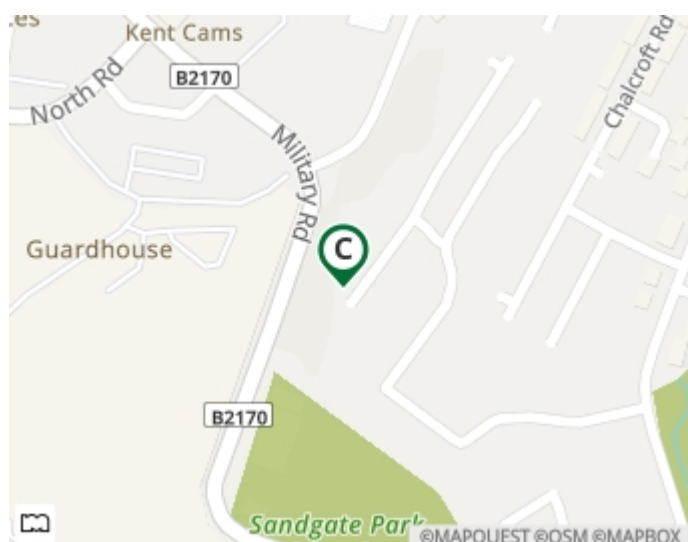
Local Authority - Folkestone & Hythe District Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.