



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£375,000**

**Freehold**

3x  2x  2x 

**Station Road,  
Folkestone, Kent, CT19**

*Wards*  
Helping you move forwards





## Main features

- No onward chain!
- Spacious rooms plus study, utility room & downstairs shower room
- Substantial garden - allotment/pond plus potting shed & greenhouses
- Garage (electric remote controlled), workshop, driveway and ORP
- Ample storage throughout plus walk in larder and boarded loft

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Dining Room: 15'6 x 12'2 (4.73m x 3.71m)  
Lounge: 12'1 x 11'0 (3.69m x 3.36m)  
Kitchen: 14'3 x 9'1 (4.35m x 2.77m)  
Study/Office: 9'1 x 8'2 (2.77m x 2.49m)  
Utility Room: 5'5 x 4'5 (1.65m x 1.35m)  
Shower Room

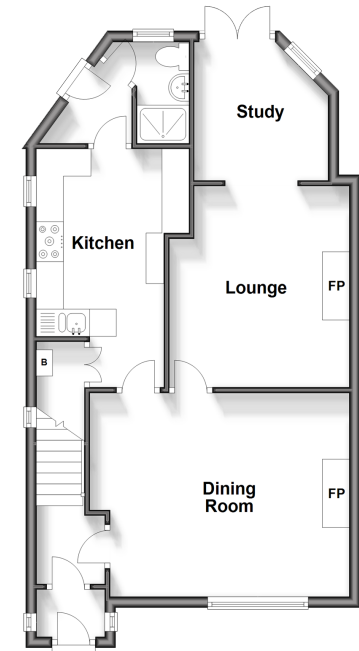
### FIRST FLOOR

Landing  
Bedroom 1: 12'2 x 9'1 (3.71m x 2.77m)  
Bedroom 2: 12'2 x 9'2 (3.71m x 2.80m)  
Bedroom 3: 9'3 x 8'9 (2.82m x 2.67m)  
Bathroom (inc separate shower)

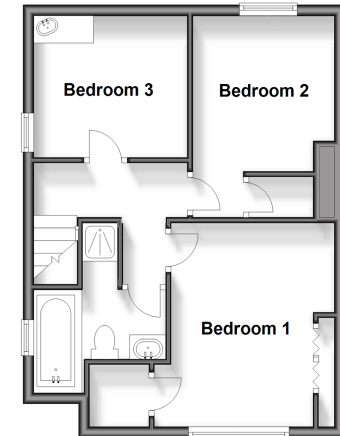
### OUTSIDE

Garage  
Workshop  
Potting Shed  
Rear Garden  
Front Garden  
Off Road Parking

**Ground Floor**  
Approx. 56.9 sq. metres (612.5 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.6 sq. feet)



**Call Folkestone - 01303 256505 ■ [wardsfolkent.co.uk](http://wardsfolkent.co.uk)**

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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