



13 St Johns Way
Densole, FOLKESTONE, CT18 7DW
O.I.E.O £299,000

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13 St Johns Way

A semi-detached two double bedroom bungalow, offered with no onward chain, featuring a garage and beautifully secluded private gardens.

Situation

The property is well located in a small cul-de-sac in a very popular, semi-rural location, within the village of Densole and just a short walk of the bus stop, local Post Office, Convenience store and the Black Horse Public House. There are several walks and rides over the nearby surrounding countryside. Within a short distance is the town of Hawkinge which boasts a further variety of amenities to include Tesco Express, Lidl Superstore, two pharmacies, doctors' surgery, dental practice, two Primary Schools, care home, Community Centre and Village Hall, along with several takeaway food facilities and further public houses. The bus service runs to the South, for the coastal port of Folkestone and, to the north via the A2, for the cathedral city of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The high-speed rail link reduces the travel time from Folkestone to London St Pancras in under the hour. Within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

Positioned in a quiet, small close within easy walking distance of a regular bus route, this well-presented semi-detached bungalow offers comfortable and practical living. The property is entered via an entrance hall leading to a well-fitted, double-aspect kitchen/breakfast room, complete with a gas cooker, space for white goods, and a separate door to the front. There is also enough room to accommodate a small table and chairs, making it ideal for casual dining.

A spacious sitting/dining room is located at the front of the property, featuring a fireplace with an electric feature fire and views over the attractive front garden. This room also provides space for a small dining table and chairs, offering flexibility for entertaining or more formal dining. To the rear are

two double bedrooms, both benefitting from fitted wardrobes. The bathroom is accessed from the main hallway.

Outside

The bungalow enjoys a lovely, enclosed and mature rear garden, mainly laid to lawn, with a variety of established and colourful plants, shrubs, and trees. Additional features include a greenhouse and a charming pergola seating area, perfect for outdoor relaxation.

To the side of the property is a generous garage with an up-and-over door, rear window, and side access door, all linked to the bungalow via a useful covered walkway. At the front, a paved driveway provides ample off-road parking for several vehicles. This property is offered with no onward chain.

Services

All main services are understood to be connected to the property. Gas fired central heating.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure: Freehold

Current Council Tax Band: C

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

Kitchen/Breakfast Room

11' 6" x 9' 4" (3.50m x 2.84m)

Sitting/Dining Room

16' 10" x 11' 6" (5.13m x 3.50m)

Bedroom One

12' 0" x 11' 6" (3.65m x 3.50m)

Bedroom Two

12' 11" x 9' 5" (3.93m x 2.87m)

Family Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Garage

19' 7" x 8' 4" (5.96m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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