



## Allmand Drive, Cheriton, Folkestone, CT20 3FJ

- MODERN HOME
- SITTING ROOM WITH MEDIA UNIT
- EN-SUITE
- EPC B
- THREE BEDROOMS
- FITTED KITCHEN WITH APPLIANCES
- PARKING AND GARAGE

Guide Price £385,000

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HERE TO GET *you* THERE

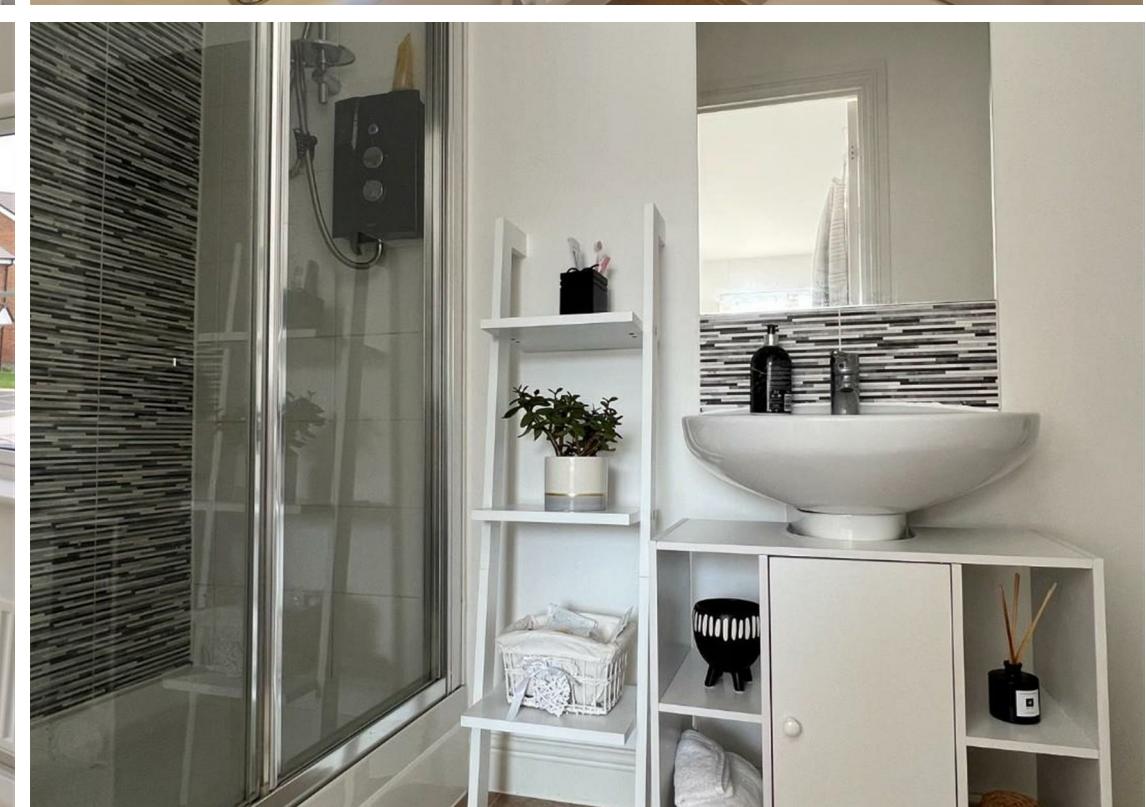
# Allmand Drive, Cheriton, Folkestone, CT20 3FJ - Guide Price £385,000

## DESCRIPTION

Hunters are pleased to offer for an exciting opportunity to live in this desirable modern home. The light and airy living space which is beautifully presented throughout and comprises entrance hall, cloakroom, fitted kitchen/dining room, sitting room with patio doors leading to the rear garden which also benefits from a bespoke media unit providing display niches, space for wall mounted television and feature fire, There is a master bedroom with fitted wardrobes and cupboards, en-suite shower, two double bedrooms and a family bathroom on the first floor. There is an enclosed rear garden laid to lawn with pathway leading to the rear access gate and detached garage and driveway providing parking for two cars. EPC B

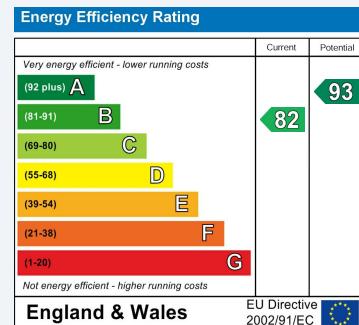
Exciting development in an accessible location with the benefit of visitors parking with access to a supermarket and local stores close by, a range of schools and the M20 together with Folkestone West mainline train station offering a journey time to St. Pancras international in under 50 minutes.





## ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

### Viewings

Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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