



**MATCH
ESTATES**

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MATCH

Earlscliffe Mews, Shorncliffe Road, Folkestone
Guide Price £500,000

4 3 1



GUIDE PRICE £500,000-£525,000.

Nestled in the highly desirable West End of Folkestone, this beautifully presented four-bedroom end-of-terrace house in Earlscliffe Mews offers the perfect balance of modern living and coastal charm. Positioned within walking distance of both of Folkestone's mainline railway stations, it provides excellent transport links, including high-speed connections to London, making it ideal for commuters and families alike.

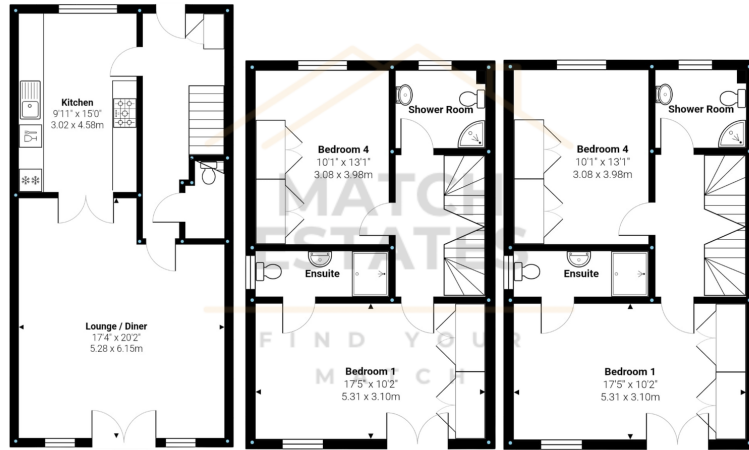
This well-maintained home is part of the exclusive Earlscliffe Mews development on Shorncliffe Road, a peaceful, private enclave offering a tranquil setting just moments away from the vibrant town center and the picturesque coastline. Stepping inside, you'll immediately appreciate the attention to detail and thoughtful design that has been applied throughout.

Upon entering, you're greeted by a welcoming entrance hall that leads to a convenient downstairs cloakroom. The ground floor features a sleek, modern kitchen fully equipped with integrated appliances, perfect for culinary enthusiasts. Adjacent is the spacious open-plan lounge and dining area, offering an inviting space for entertaining or family gatherings. The flow of natural light from the large windows creates a bright and airy atmosphere, making the home feel warm and expansive.

The first floor hosts two generously sized double bedrooms, each designed for comfort and style. The principal bedroom boasts a Juliet balcony overlooking the balcony and en-suite facilities, adding a touch of luxury, while a separate family shower room serves the second bedroom. Both bedrooms offer ample storage and restful retreats at the end of the day.

Ascending to the second floor, you'll find two additional double bedrooms, thoughtfully designed to accommodate family or guests. A dedicated study area on this level is perfect for those who work from home, providing a peaceful workspace away from the main living areas. A beautifully appointed family bathroom completes the second floor, offering a harmonious blend of functionality and





Measurements are approximate and for display purposes only

- Four Double Bedrooms
- Double Driveway Parking
- Open Plan Living
- Neff Appliances
- Juliet Balcony
- Solar Panels
- Garage
- Modern Kitchen
- Ensuite To Principle Bedroom
- Chain Free!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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