



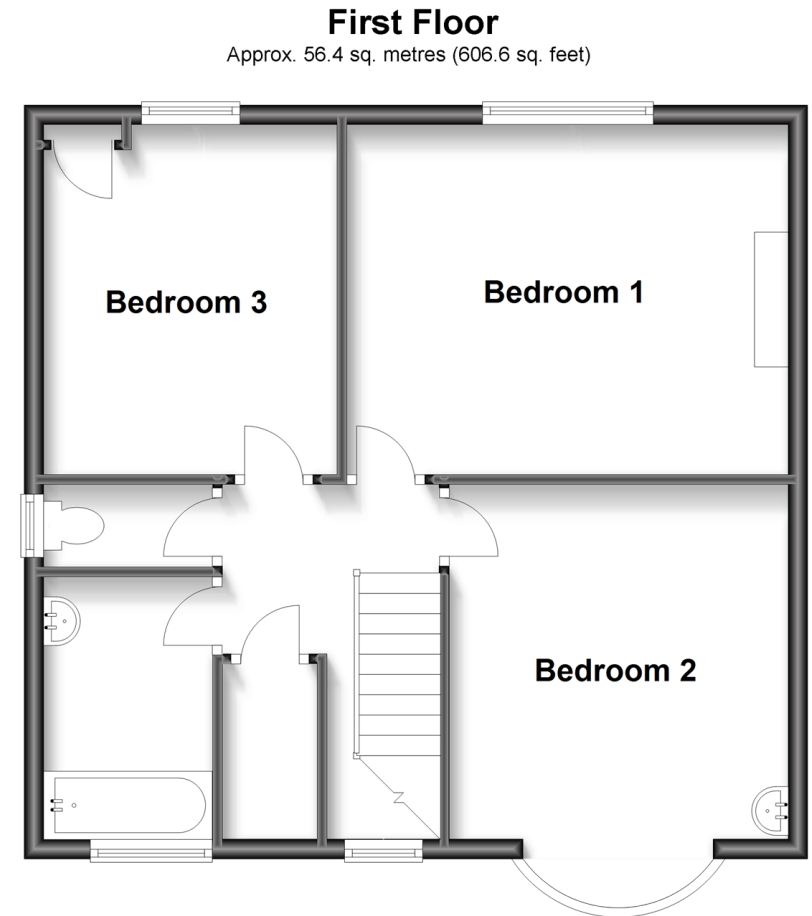
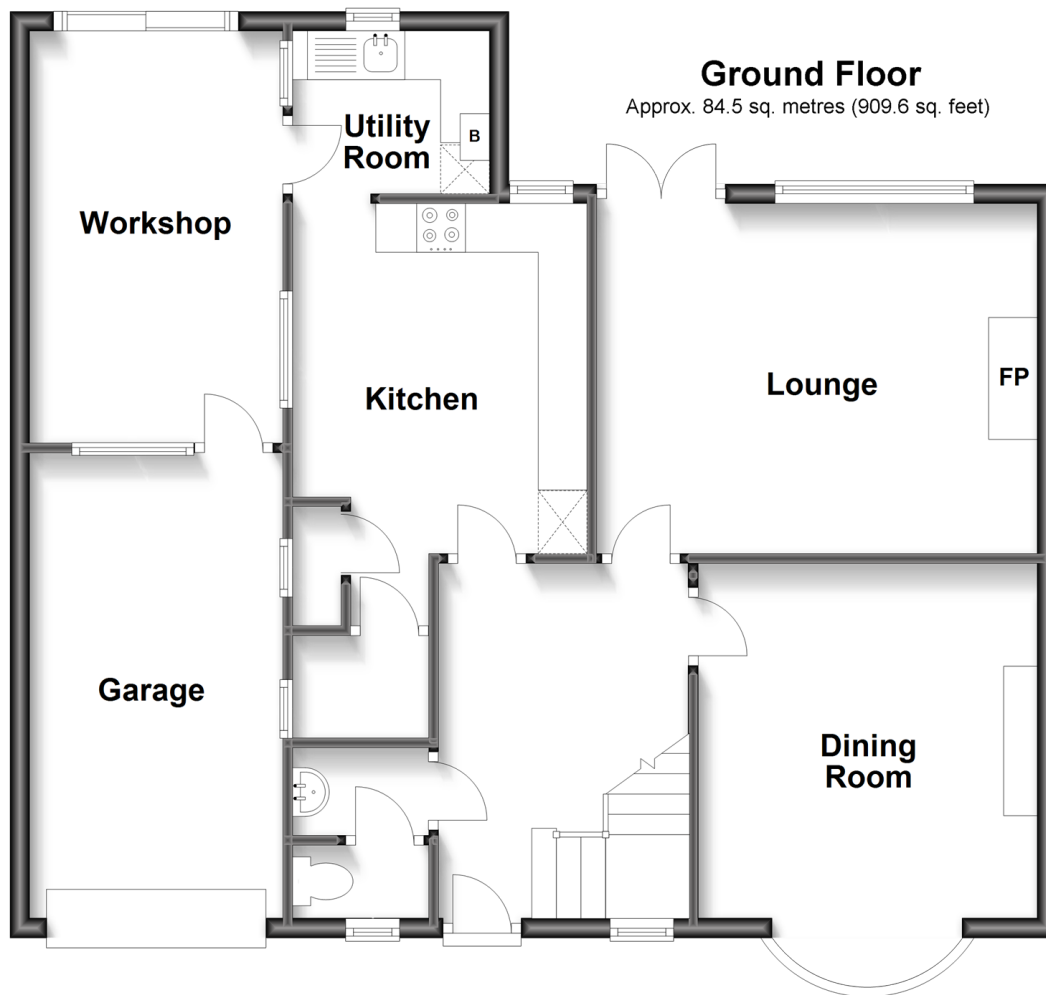
**Price**  
**£475,000**

**Freehold**

3x  1x  2x 

**Alder Road, Folkestone,  
Kent, CT19**

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Lounge: 14'8 x 11'8 (4.47m x 3.56m)

Dining Room: 13'8 x 11'4 (4.17m x 3.46m)

Kitchen: 14'2 x 9'9 (4.32m x 2.97m)

Utility Room: 6'6 x 5'5 (1.98m x 1.65m)

Downstairs Toilet

Cloak Room

### FIRST FLOOR

Bedroom 1: 14'8 x 11'8 (4.47m x 3.56m)

Bedroom 2: 11'9 x 11'4 (3.58m x 3.46m)

Bedroom 3: 11'8 x 9'9 (3.56m x 2.97m)

Bathroom

Upstairs Toilet





## Main features

- Spacious home perfect for a growing family
- Off road parking and attached garage
- Generous rear garden allowing for potential to extend (subject to planning)
- Superb location benefiting from convenient bus routes and a short walk to local amenities
- Stunning 1930's build with gorgeous detailing and bay windows



### Nearest Schools

Primary Schools: Stella Maris Catholic Primary 0.0 miles, Park Farm Primary 0.1 miles, Mundella Primary 0.3 miles

Secondary Schools: The Harvey Grammar School 0.6 miles



### Transport Information

Train Stations: Folkestone Central High Speed Link 0.6 miles, Folkestone West High Speed Link 1.5 miles, Dover Priory 6.3 miles



### Address

Alder Road, Folkestone, Kent, CT19



### Directions

For directions to this property please contact us.





Call Folkestone Branch 01303 256505 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ 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



12637305/20230123/LS/DW