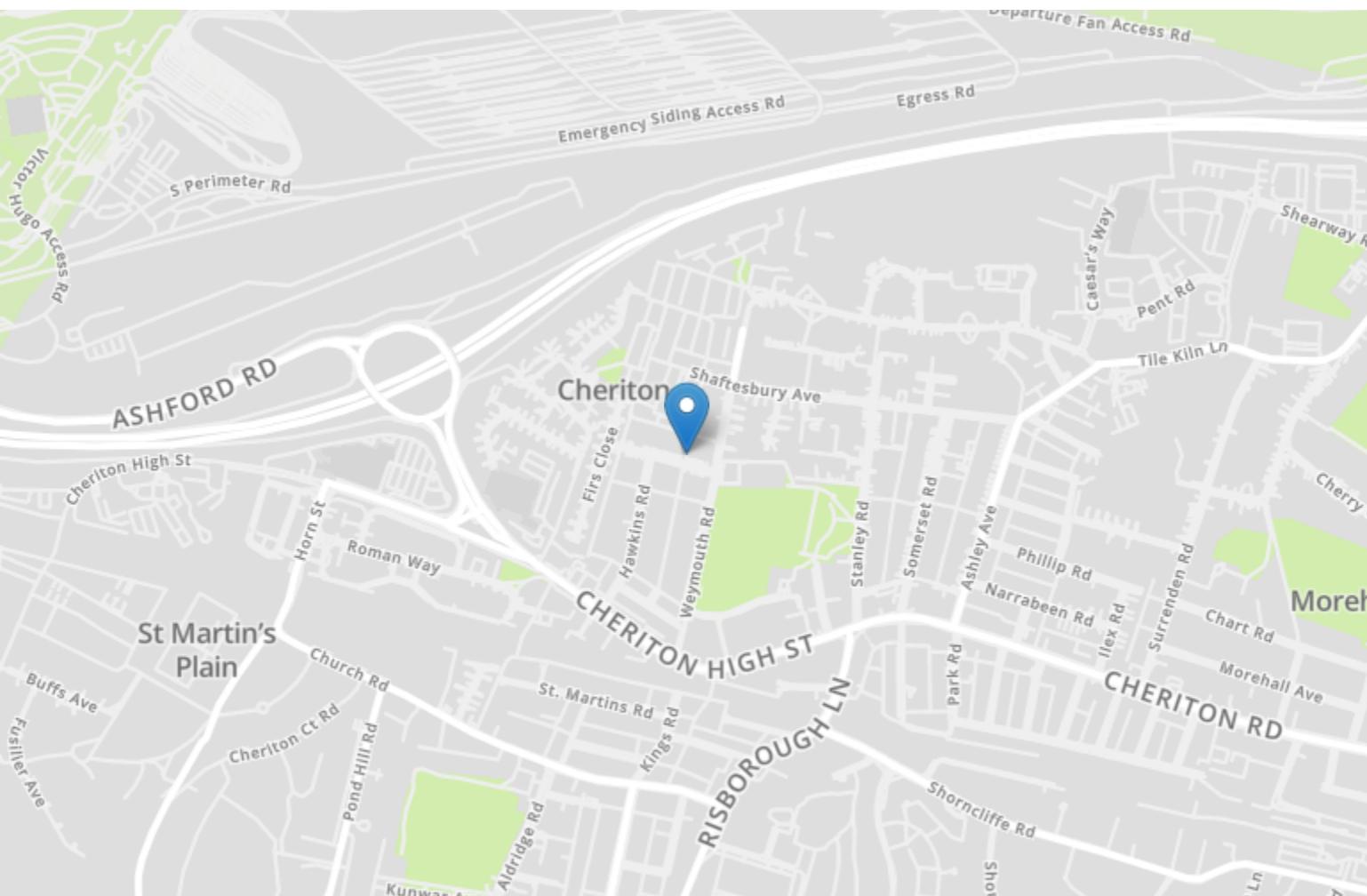


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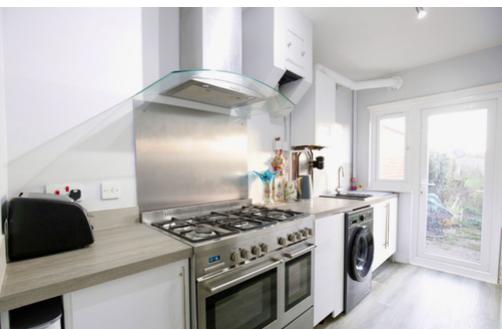


21 Langdon Road

Folkestone
CT19 4HX

£350,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Elegantly positioned within a desirable residential setting, this three-bedroom mid-terrace home effortlessly blends timeless charm with modern comfort, creating a refined living environment ideal for contemporary lifestyles. Upon entering, the property welcomes you with a sense of space and warmth. The stylish lounge offers a sophisticated retreat for relaxation, while the adjoining dining room provides an inviting setting for entertaining family and guests alike. The well-appointed kitchen has been thoughtfully arranged to combine practicality with understated elegance, offering ample workspace and storage. To the first floor, the home continues to impress with three well-proportioned bedrooms, each offering light-filled and versatile accommodation, perfectly suited for family living, guests, or home-office use. The accommodation is completed by a family bathroom. Externally, the property benefits from a south-facing rear garden, a private and tranquil space ideal for outdoor dining and relaxation. A particularly rare and valuable feature is the gated off-road parking to the rear, providing both convenience and security. Further enhancing the appeal of this home is a recently renewed central heating system, including a new boiler and radiators, all still under guarantee, ensuring peace of mind and energy efficiency.



features, all within easy reach of local amenities and transport links—making it an outstanding opportunity for discerning buyers.

Entrance Hall**Lounge**

13' 5" x 11' 5" (4.09m x 3.48m)

Dining Room

14' 11" x 9' 8" (4.55m x 2.95m)

Kitchen

11' 9" x 7' 1" (3.58m x 2.16m)

First Floor Landing**Bedroom One**

15' 0" x 9' 6" (4.57m x 2.90m)

Bedroom Two

13' 11" x 10' 6" (4.24m x 3.20m)

Bedroom Three

9' 3" x 6' 4" (2.82m x 1.93m)

Bathroom

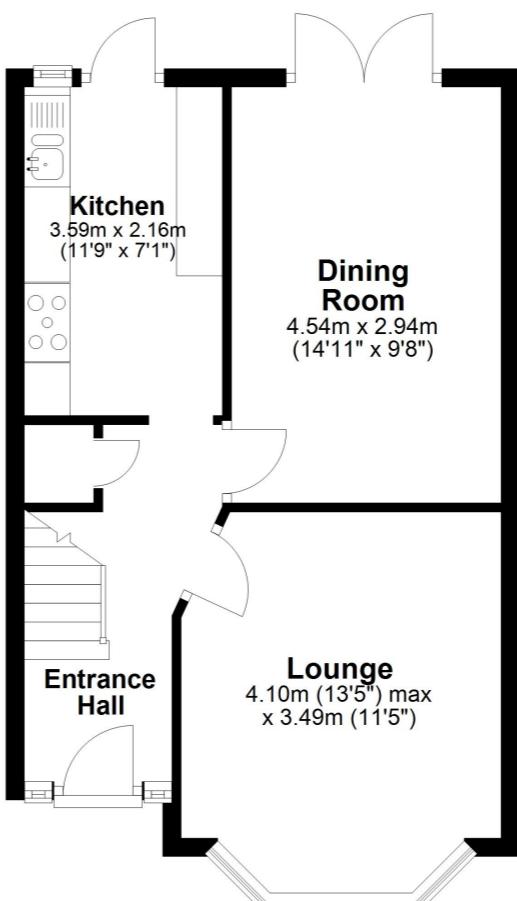
7' 5" x 6' 3" (2.26m x 1.91m)

Rear Garden**Off Road Parking to the rear****Please Note**

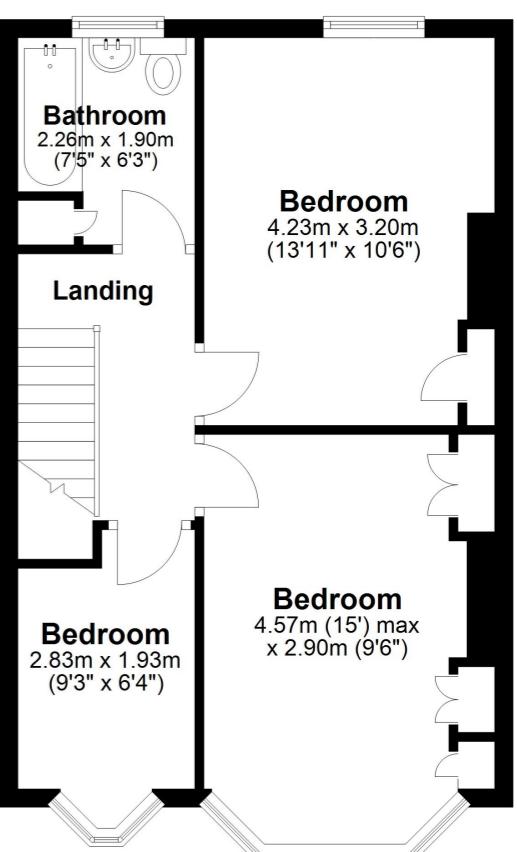
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Ground Floor

Approx. 42.0 sq. metres (452.6 sq. feet)

**First Floor**

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.7 sq. feet)

