



## 72 Joyes Road

Folkestone  
CT19 6HL

**£350,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Set within a desirable residential location, this beautifully presented three-bedroom semi-detached home offers generous living space, elegant proportions and an enviable position close to highly regarded schools, Folkestone Central train station and the vibrant harbour area. The property welcomes you with a refined and comfortable lounge, ideal for both everyday living and relaxed entertaining. A separate dining room provides a wonderful space for hosting family and guests, seamlessly connecting to the heart of the home. To the rear, an extended kitchen has been thoughtfully designed to create a bright and functional environment, perfect for modern living. This is complemented by a separate utility room, offering practicality without compromising on style. Upstairs, the home continues to impress with three well-proportioned bedrooms, each offering a calm and restful atmosphere. A contemporary shower room completes the accommodation, finished to a high standard. Externally, the property boasts a large rear garden, providing a private outdoor retreat ideal for entertaining, gardening or family enjoyment. To the front, off-road parking adds further convenience. Perfectly positioned for commuters and families alike, this elegant home combines space, comfort and location, making it a superb





Porch

Entrance Hall

Lounge

13' 8" x 11' 5" (4.17m x 3.48m)

Dining Room

13' 0" x 9' 11" (3.96m x 3.02m)

Kitchen

16' 11" x 7' 1" (5.16m x 2.16m)

Utility Room

11' 9" x 5' 10" (3.58m x 1.78m)

First Floor Landing

Bedroom One

14' 3" x 9' 10" (4.34m x 3.00m)

Bedroom Two

13' 0" x 10' 0" (3.96m x 3.05m)

Bedroom Three

9' 2" x 7' 2" (2.79m x 2.18m)

Shower Room

7' 6" x 7' 2" (2.29m x 2.18m)

Off Road Parking

Rear Garden

