



Burnap + Abel

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74 Church Road

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CT20 3EL

£325,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this beautifully presented double-fronted end-of-terrace residence, exuding period charm and contemporary comfort, perfectly located in one of Folkestone’s most desirable tree-lined roads. This substantial four-bedroom family home offers a harmonious blend of character features and modern living across three generous floors. Upon entry, you're greeted by a welcoming hallway that leads to a stylish lounge, complete with a feature log burner, creating a warm and inviting space for relaxed evenings. The formal dining room offers the ideal setting for entertaining, while the well-appointed kitchen flows seamlessly. A convenient ground-floor W.C. and a versatile ground-floor bedroom – perfect as a guest suite, office, or playroom – enhance the practicality of this exceptional home. Upstairs, you’ll find three well-proportioned bedrooms, each filled with natural light, and a luxurious family bathroom, boasting ample space and refined finishes. A further staircase leads to a spacious loft room, offering endless possibilities as a studio, home office, or additional bedroom (STPP). Outside, the private rear garden provides a peaceful retreat with space to relax, dine, and entertain. Ideally situated within walking distance of Folkestone West Station, this home is perfect for commuters, offering high-speed links to London. Local shops, excellent schools, and the vibrant town

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Porch

Entrance Hall

Lounge

15' 9" x 9' 11" (4.80m x 3.02m)

Sun Room

Dining Room

12' 1" x 12' 0" (3.68m x 3.66m)

Kitchen

19' 10" x 12' 9" (6.05m x 3.89m)

W.C

Bedroom Four

14' 0" x 10' 0" (4.27m x 3.05m)

First Floor Landing

Bedroom One

13' 6" x 7' 8" (4.11m x 2.34m)

Bedroom Two

12' 1" x 10' 4" (3.68m x 3.15m)

Bedroom Three

10' 1" x 7' 4" (3.07m x 2.24m)

Bathroom

12' 2" x 8' 11" (3.71m x 2.72m)

Loft Room

Rear Garden

