

33 Audley Road

Folkestone
CT20 3QB

£750,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Situated in the highly sought-after West End of Folkestone, this impressive four-bedroom detached period residence offers generous living space, charming character, and exceptional convenience for families and commuters alike. Positioned on the desirable Audley Road, the property enjoys an enviable location just a couple of minutes' walk from Folkestone West train station, providing excellent high-speed connections to London, while the highly regarded Sandgate Primary School is quite literally on your doorstep. Internally, the home offers well-proportioned and versatile accommodation arranged across two floors. The ground floor features a welcoming lounge filled with natural light, a separate dining room ideal for entertaining, and a kitchen complemented by a useful utility area. A convenient ground floor W.C. adds practicality, while the conservatory to the rear provides a delightful additional reception space overlooking the garden — perfect for relaxing or enjoying family time throughout the seasons. Upstairs, the property continues to impress with four generously sized bedrooms, offering ample space for family living, guest accommodation, or a home office. The shower room is thoughtfully arranged and accompanied by a separate W.C., enhancing convenience for busy households. Externally, the home benefits from a beautiful south-facing rear garden, providing a private and sunny outdoor retreat ideal for entertaining, gardening, or simply unwinding. To the front and side, there is off-road parking and a garage, offering excellent storage and practicality. Offered to the market with no onward chain, this charming period home presents a wonderful opportunity to secure a substantial property in one of Folkestone's most desirable residential areas. Early viewing is highly recommended to fully appreciate the space, character, and outstanding location this home has to offer.



Entrance Hall

Lounge

18' 11" x 11' 11" (5.77m x 3.63m)

Dining Room

12' 11" x 9' 3" (3.94m x 2.82m)

Kitchen

12' 11" x 11' 11" (3.94m x 3.63m)

Utility Area

W.C

Conservatory

13' 0" x 12' 0" (3.96m x 3.66m)

First Floor Landing

Bedroom One

15' 11" x 11' 11" (4.85m x 3.63m)

Bedroom Two

12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom Three

11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom Four

12' 10" x 6' 8" (3.91m x 2.03m)

Shower Room

5' 10" x 5' 7" (1.78m x 1.70m)

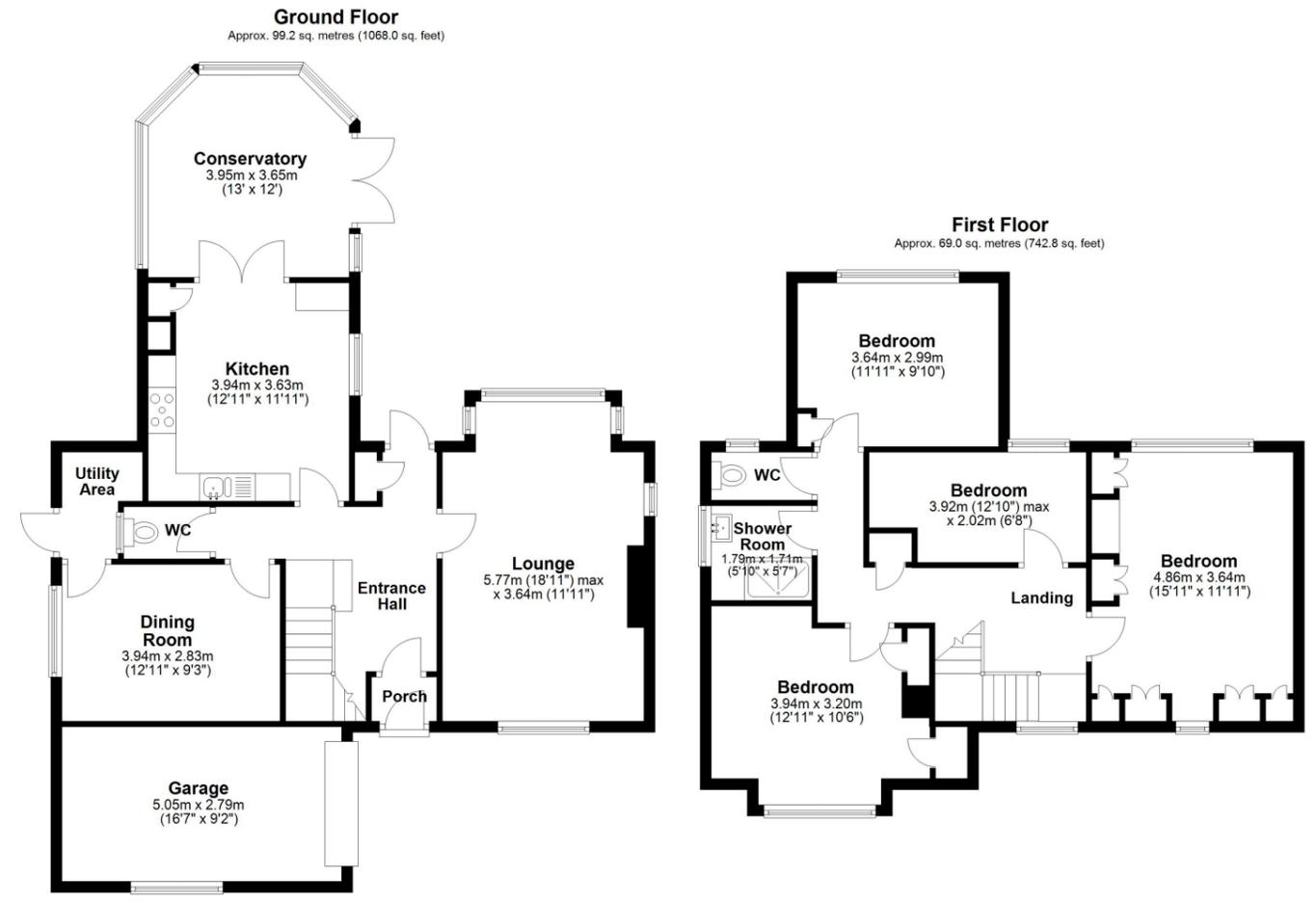
W.C.

Garage

16' 7" x 9' 2" (5.05m x 2.79m)

Off Road Parking

Rear Garden



Total area: approx. 168.2 sq. metres (1810.7 sq. feet)

