



## 24 Wells Road

Folkestone  
CT19 4PW

**£475,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 3 bedroom semi-detached home nestled on Wells Road in the desirable town of Folkestone. Step inside and be greeted by a spacious lounge, perfect for relaxing or entertaining guests. The dining room is ideal for family meals or dinner parties, while the well-equipped kitchen offers plenty of storage and counter space. Upstairs, you will find 3 generously sized double bedrooms, along with a modern bathroom and separate W.C for added convenience. Outside, the large rear garden provides ample space for outdoor activities and al-fresco dining. A garage and parking area ensure you have plenty of room for vehicles and additional storage. Located within walking distance to Folkestone West Train Station, this home offers easy access for commuters along with shops, schools, parks, and more. Don't miss out on this fantastic opportunity to make this house your new home! Schedule a viewing today.





## Rear Garden

### Ground Floor

Approx. 55.8 sq. metres (601.0 sq. feet)

The Ground Floor plan shows a rectangular layout. On the left is a large **Lounge** (4.14m x 3.94m max). To its right is a **Dining Room** (3.77m x 3.48m). Further right is the **Kitchen** (5.58m x 2.46m), which includes a sink and stove. At the bottom center is the **Entrance Hall**, which contains a staircase and leads to a **Porch** at the bottom. The plan includes various door and window symbols.

### First Floor

Approx. 54.4 sq. metres (586.1 sq. feet)

The First Floor plan shows two **Bedrooms**: one on the left (3.77m x 3.43m) and one on the right (4.45m x 2.50m). Between them is a **Landing** area with a staircase. At the bottom right is a **Bathroom** (2.42m x 2.17m) and a **WC** (Toilet) at the top right. The plan includes door and window symbols.

### Outbuilding

Approx. 13.8 sq. metres (148.6 sq. feet)

The Outbuilding plan shows a simple rectangular structure with a large **Garage** (5.23m x 2.64m) at the bottom and a small entrance at the top. The plan includes door and window symbols.

Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.