



## 11 Hardwick Road

FOLKESTONE, Folkestone  
CT20 2NX

**£995,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... This superb five-bedroom home offers abundant space, light, and thoughtfully designed living across approximately 2,500 square feet, perfect for families seeking a balance of comfort and convenience. Spread across two generous floors, the property features a spacious open-plan layout that welcomes both entertaining and relaxation in equal measure. At its heart lies the impressive primary bedroom, complete with a private en-suite and a dedicated dressing area—no more arguments over wardrobe space or mirror time. The additional four bedrooms provide excellent flexibility for family, guests, or that home office you've been promising yourself. The south-facing rear garden is a true sun-trap, ideal for leisurely mornings with a coffee or quiet evenings unwinding outdoors. Large windows throughout flood each room with natural light, accentuating the home's sense of openness and airiness. Situated in a well-connected location, this home enjoys proximity to a number of highly regarded schools. Sandgate Primary School and The Folkestone School for Girls are both within walking distance, a welcome relief to any parent reluctant to enter the school-run traffic gauntlet. For commuters, Folkestone West Station lies conveniently close, offering direct rail access ideal for daily journeys or weekend escapes. Bus connections from Folkestone Central are also within easy reach. This is a property that offers not just a house, but a lifestyle—combining practical family living with subtle touches of luxury. A compelling opportunity for those looking to put down roots without compromising on style or setting.





Entrance Hall

Lounge

24' 10" x 13' 11" (7.57m x 4.24m)

Kitchen/Dining Room

26' 3" x 15' 4" (8.00m x 4.67m)

Study

13' 11" x 9' 2" (4.24m x 2.79m)

W.C

Snug /Bedroom Six

12' 0" x 11' 11" (3.66m x 3.63m)

Utility Room

First Floor Landing

Bedroom One

14' 0" x 13' 11" (4.27m x 4.24m)

En-Suite to Bedroom One

Walk-In Wardrobe

Bedroom Two

12' 0" x 10' 5" (3.66m x 3.17m)

Bedroom Three

11' 11" x 11' 6" (3.63m x 3.51m)

Bedroom Four

11' 6" x 8' 11" (3.51m x 2.72m)

Bedroom Five

12' 0" x 6' 9" (3.66m x 2.06m)

Secondary Office/Additional Bedroom

8' 8" x 5' 7" (2.64m x 1.70m)

Family Bathroom

11' 11" x 9' 1" (3.63m x 2.77m)

In & Out Driveway

Garage

16' 8" x 8' 11" (5.08m x 2.72m)

Rear Garden

