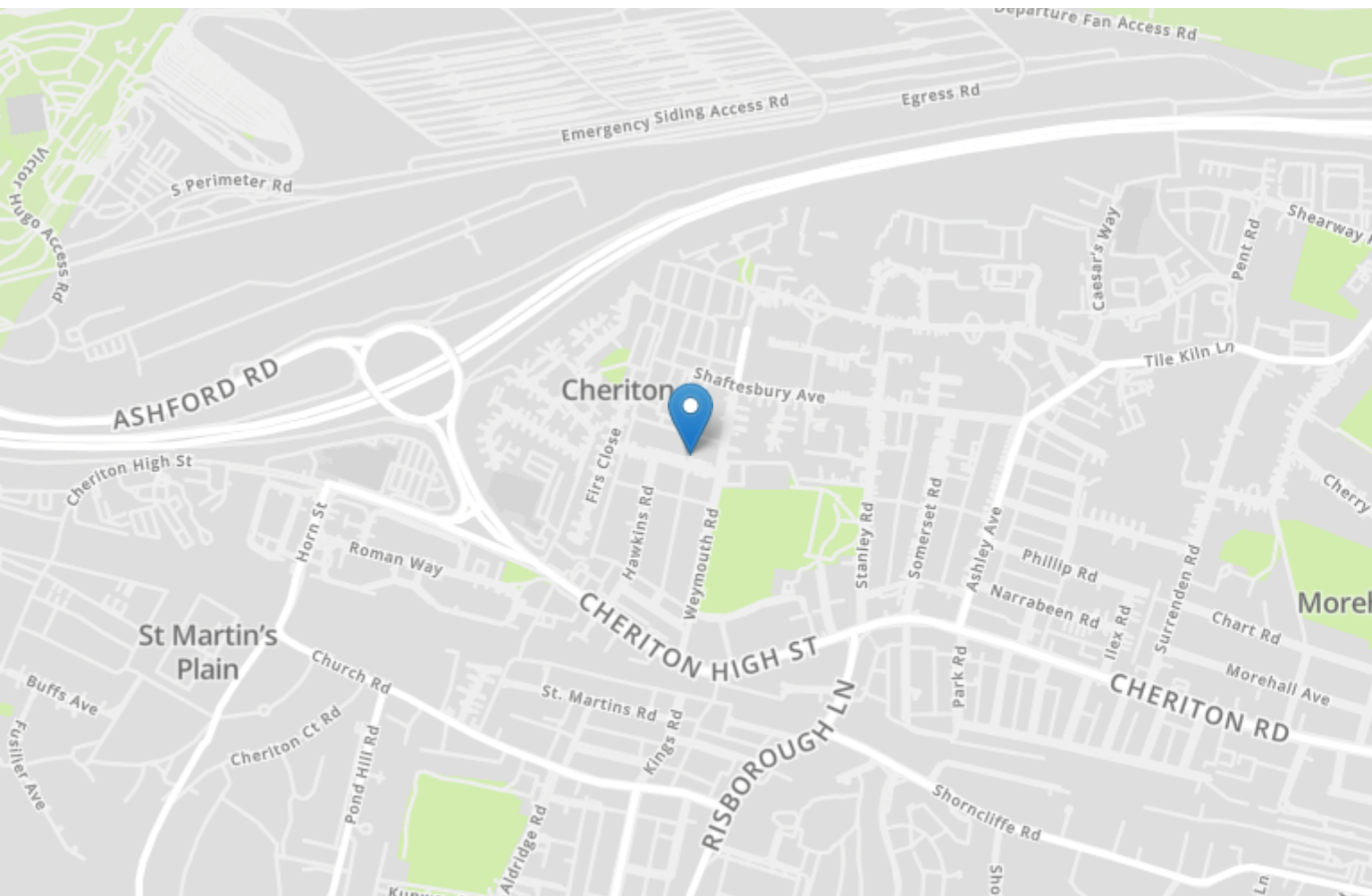




15 Langdon Road

Folkestone
CT19 4HX

£325,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Tucked away in a sought-after residential area of Folkestone, this three-bedroom home presents a rare opportunity to acquire a property that perfectly balances charm, comfort, and potential. Upon entry, you are welcomed into a spacious and light-filled lounge, ideal for both relaxed evenings and entertaining guests. A separate dining room offers a refined space for formal meals, while the adjoining sun room creates a tranquil spot to unwind and enjoy views over the garden, year-round. The kitchen is well-appointed, blending functionality with scope for modern upgrades. Upstairs, the property boasts three well-proportioned bedrooms, along with a bright and contemporary family bathroom. To the rear, an expansive south-facing garden provides a true sanctuary — perfect for summer dining, gardening enthusiasts, or simply soaking up the sun in privacy. A standout feature of this home is the detached double garage, accessed via a rear lane, complete with an additional workshop/store — offering excellent storage or the ideal space for hobbies or a home business. Located within easy reach of local amenities, excellent schools, and Folkestone's high-speed rail links to London, this property combines convenience with a serene lifestyle.



Porch

Entrance hall

Lounge

15' 2" x 10' 11" (4.62m x 3.33m)

Dining Room

11' 1" x 9' 0" (3.38m x 2.74m)

Sun Room/Breakfast Room

9' 11" x 8' 0" (3.02m x 2.44m)

Kitchen

18' 1" x 6' 9" (5.51m x 2.06m)

First Floor landing

Bedroom One

15' 3" x 9' 11" (4.65m x 3.02m)

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

Bedroom Three

8' 8" x 6' 0" (2.64m x 1.83m)

Bathroom

9' 5" x 6' 9" (2.87m x 2.06m)

Private rear garden

A spacious garden with a large patio directly off the property. Access to the garage and workshop to the rear.

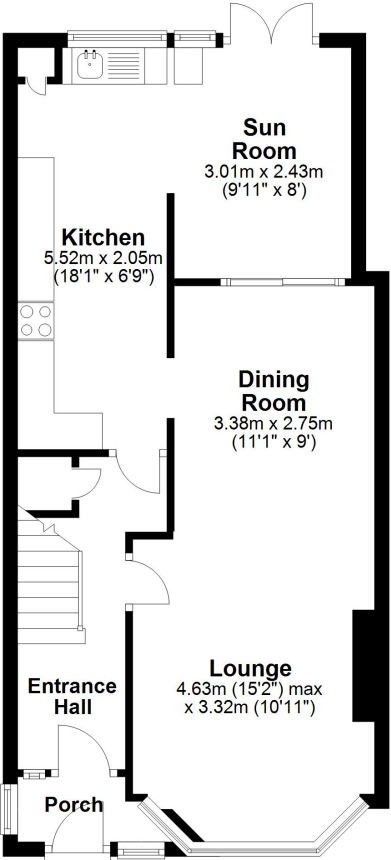
Garage

23' 10" x 15' 10" (7.26m x 4.83m) A substantial garage with a metal up and over door.

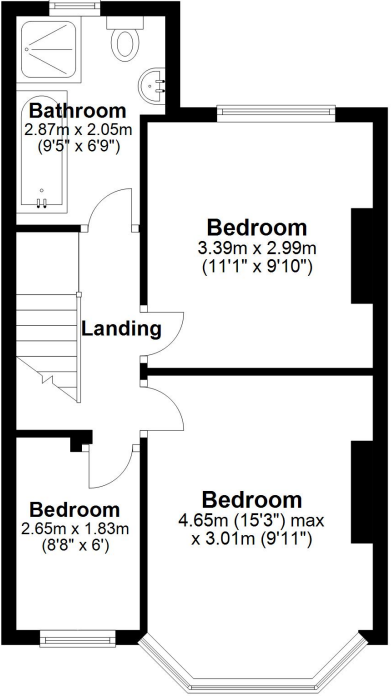
Workshop

15' 5" x 11' 0" (4.70m x 3.35m) A double glazed window to the front, doors to the garden and garage with light and power supplied.

Ground Floor
Approx. 51.0 sq. metres (549.2 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.4 sq. feet)



Outbuilding
Approx. 51.2 sq. metres (551.6 sq. feet)

