



## 1 Wellfield Road

Folkestone  
CT20 2PJ

**£825,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... A rare opportunity to purchase this substantial five-bedroom detached home, located on a highly regarded road in Folkestone and just a short walk from Folkestone West railway station with high-speed links to London. Set on a generous plot, this impressive property offers well-proportioned living spaces, ideal for growing families or those seeking space to work from home. Offered to the market with no onward chain, the home is ready for a new owner to make it their own. The ground floor comprises a welcoming entrance hall, bright lounge, separate dining room, and a study ideal for home working. The spacious kitchen/breakfast room is perfect for family life, while the large conservatory to the rear adds flexible living space and opens onto the garden. A downstairs W.C. completes the ground floor. Upstairs, the property offers five bedrooms, including a main bedroom with en-suite, plus a family bathroom. All bedrooms are a good size and provide ample space for family members or guests. To the front, there is a driveway providing off-street parking and access to the integral garage. The generous rear garden is mainly laid to lawn with mature borders, offering a private and peaceful setting for outdoor entertaining or relaxation.





Porch

Entrance Hall

Lounge

18' 2" x 13' 1" (5.54m x 3.99m)

Dining Room

17' 0" x 8' 10" (5.18m x 2.69m)

Kitchen/Breakfast Room

18' 8" x 11' 10" (5.69m x 3.61m)

Conservatory

28' 5" x 15' 10" (8.66m x 4.83m)

Study

8' 0" x 5' 6" (2.44m x 1.68m)

W.C

First Floor Landing

Bedroom One

18' 3" x 11' 3" (5.56m x 3.43m)

En-Suite

Bedroom Two

14' 4" x 9' 7" (4.37m x 2.92m)

Bedroom Three

11' 11" x 8' 8" (3.63m x 2.64m)

Bedroom Four

9' 1" x 8' 9" (2.77m x 2.67m)

Bedroom Five

9' 7" x 8' 7" (2.92m x 2.62m)

Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

Driveway

Garage

17' 9" x 9' 5" (5.41m x 2.87m)

Rear Garden

