



## 194 Canterbury Road

Folkestone  
CT19 5PF

**£450,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this four-bedroom semi-detached residence, enviably positioned on the sought-after Canterbury Road, just a short stroll from Folkestone Central Station—ideal for commuters and families alike. Set behind a private driveway with both garage and off-street parking, this spacious home offers the perfect blend of modern living and traditional character across three well-appointed floors. Step through the entrance into a bright and inviting lounge, ideal for cosy evenings or entertaining guests. To the rear, the heart of the home awaits: a stunning open-plan kitchen/diner, seamlessly designed for both family life and social gatherings, with direct access to the large, private rear garden. Upstairs on the first floor, you'll find three bedrooms and a stylish family bathroom, thoughtfully laid out for maximum comfort and practicality. The top floor is dedicated to an expansive master suite, complete with a contemporary en-suite shower room, offering a peaceful retreat from the bustle of daily life. This property represents a rare opportunity to secure a stylish and spacious family home in one of Folkestone's most convenient locations. Whether you're upsizing, relocating or investing, early viewing is highly recommended.





Porch

Entrance Hall

Lounge

13' 11" x 12' 0" (4.24m x 3.66m)

Kitchen/Diner

18' 8" x 13' 3" (5.69m x 4.04m)

First Floor Landing

Bedroom One

14' 6" x 11' 11" (4.42m x 3.63m)

Bedroom Two

13' 3" x 10' 9" (4.04m x 3.28m)

Family Bathroom

8' 6" x 7' 4" (2.59m x 2.24m)

Bedroom Three

7' 9" x 6' 3" (2.36m x 1.91m)

Second Floor Landing

Bedroom Four

21' 2" x 10' 5" (6.45m x 3.17m)

En-Suite

Off Road Parking

Garage

Rear Garden

