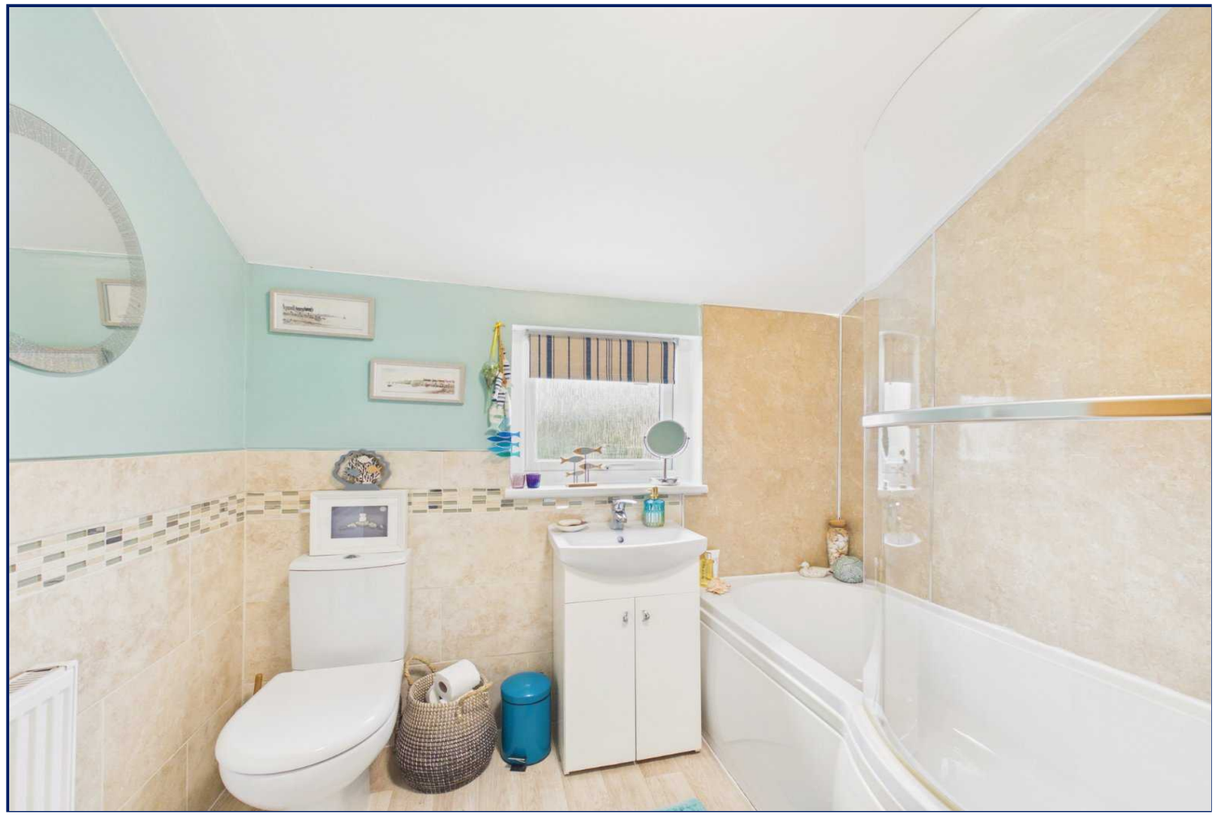
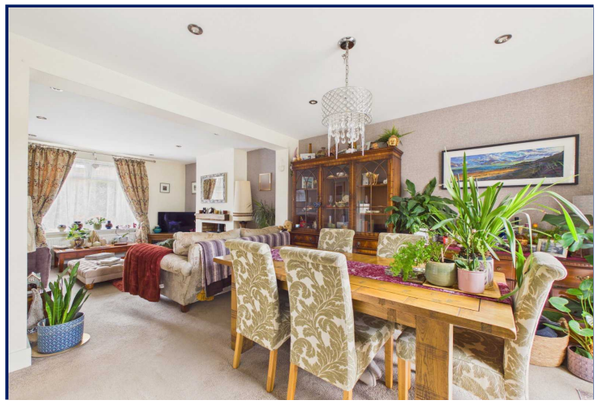


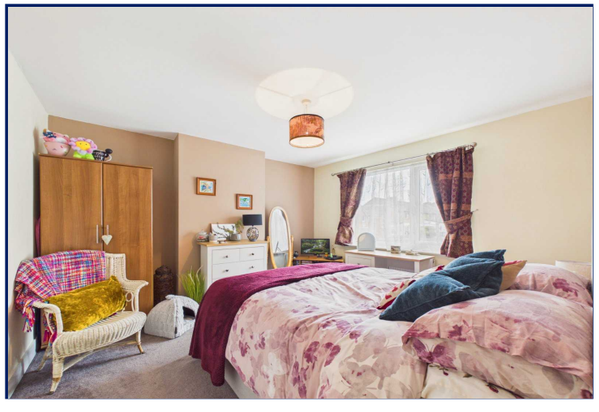


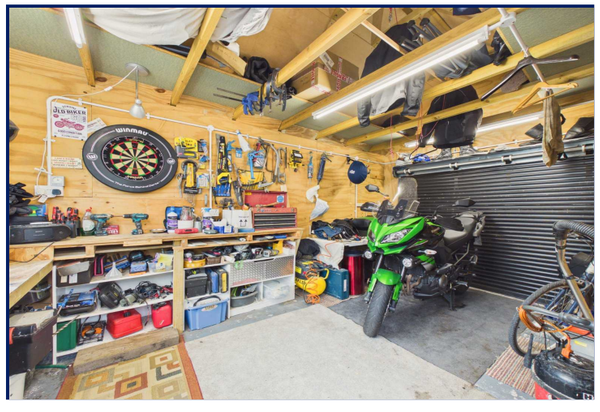












Kings Road,
Folkestone

Asking Price: £425,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

8 Kings Road, Folkestone, CT20 3LG

Asking Price: £425,000

Council Tax Band: D
EPC Rating: D

Reeds Rains are delighted to bring to the market this beautifully presented four-bedroom semi-detached home, ideally situated in a sought-after position in Cheriton, within close proximity to local schools, shops and excellent transport links.

Offering versatile and well-proportioned accommodation, the property can be utilised as either a four-bedroom family home or as a three-bedroom house with an independent ground-floor annexe, complete with its own private entrance and en-suite shower room.

Internally, the property offers spacious accommodation throughout, with generous room sizes and a practical layout. The ground floor comprises a welcoming open-plan lounge/dining room featuring a charming log burner, a modern fitted kitchen with Rangemaster oven, and a versatile fourth bedroom with en-suite shower room.

To the first floor are three further bedrooms, a contemporary family bathroom and ample storage space.

Externally, the property benefits from a large, private rear garden with convenient rear access, along with access from the garden to the detached garage, providing excellent additional storage. To the front, there is off road parking for multiple vehicles. To the side of the property is a further gate leading to an external room measuring approximately 3.2m x 2.16m. This versatile space could make an ideal home office, hobby room or additional storage area.

This impressive and versatile family home offers excellent accommodation both inside and out and is sure to appeal to a wide range of buyers. The property is being offered to the open market by sole agents Reeds Rains, with internal viewing coming highly recommended.

Location
Kings Road is situated in the popular residential area of Cheriton, Folkestone, offering a convenient blend of local amenities, excellent transport links and easy access to the wider town.

Cheriton is well served by a variety of shops, cafés, supermarkets and everyday amenities, with the nearby Cheriton High Street providing a particularly useful selection for day-to-day shopping and services. There are also a number of food stores within easy reach of Kings Road, including a Tesco and Co-op, making the area well suited to both families and commuters.

The location is also well positioned for families, with Cheriton Primary School and All Souls' Church of England Primary School both within approximately a third of a mile. Turner Free School is also nearby, while The Harvey Grammar School and The Folkestone School for Girls are within easy reach.

For commuters, Folkestone West railway station is approximately 0.7 miles away, providing rail connections towards London and the Kent coast. There are also several local bus stops within a short walk of Kings Road, providing convenient connections around Cheriton and Folkestone.

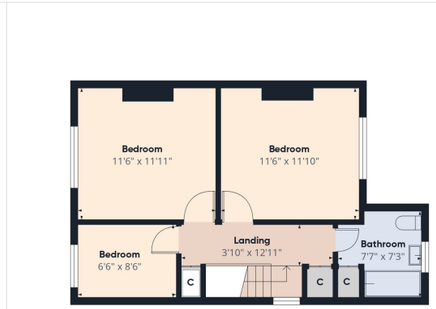
Overall, Kings Road provides a well-connected and established residential setting, combining convenient local amenities with good schooling and transport links, making it an appealing location for families, first-time buyers and commuters alike.

Garage
There is a garage to the rear of the garden with private door to the rear garden. To the front of the house there is off road parking for multiple vehicles.

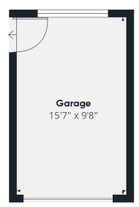
Agents Note
If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that once paid, this charge is non-refundable.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Reeds Rains
- Since 1868 -

Approximate total area(1)
1239 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk