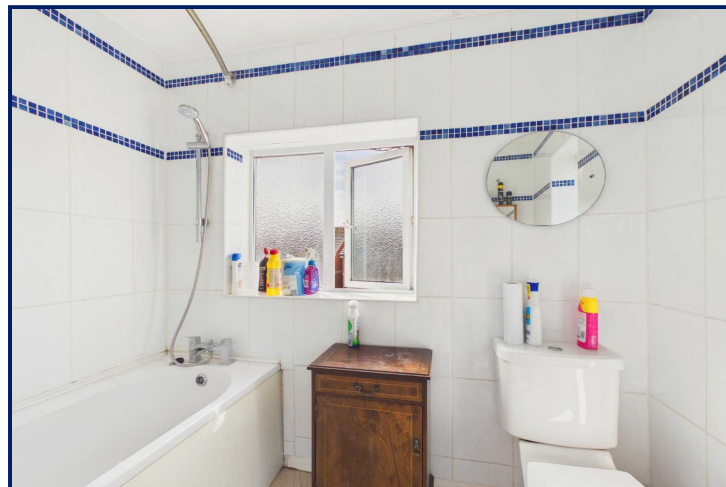
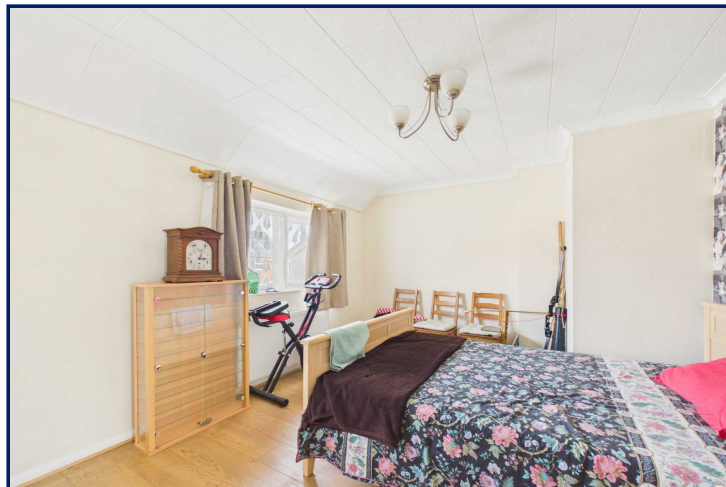




Biggins Wood Road,
Folkestone

Asking Price: £240,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

50 Biggins Wood Road, Folkestone, CT19 4NQ
Asking Price: £240,000

Council Tax Band: B
EPC Rating: C

Reeds Rains are delighted to bring to the market this well-proportioned two-bedroom end-of-terrace home, ideally positioned within the sought-after Cheriton area of Folkestone, conveniently located close to local schools, amenities and bus links.

Occupying a generous plot, the property offers well-balanced accommodation comprising two double bedrooms, a spacious lounge/dining room, fitted kitchen, utility room, first-floor bathroom suite and a useful ground-floor store room. The store room was originally designed as a downstairs WC and offers the potential to reinstate this useful facility.

Externally, the property benefits from a pleasant and private rear garden, providing an ideal space for outdoor entertaining and relaxation. To the front, a substantial lawned garden offers excellent potential to create off-road parking, subject to the relevant permissions.

Offered to the open market with the added benefit of no onward chain, this is an exciting opportunity for buyers seeking a well-sized home with scope for further improvement and personalisation. Early viewing is highly recommended.

Location
Ideally positioned within the sought-after Cheriton area of Folkestone, Biggins Wood Road offers an appealing blend of convenience, connectivity and coastal lifestyle.

The property is perfectly placed for access to a wide selection of everyday amenities, with Cheriton High Street close by offering an excellent range of independent shops, cafés, restaurants and essential services. Folkestone town centre is also within easy reach, providing an impressive choice of shopping, dining and leisure facilities, while the town’s picturesque seafront, the Leas and vibrant Harbour area offer wonderful opportunities to enjoy the Kent coast.

The location is particularly well suited to families, with a number of well-regarded schools in the surrounding area, including Harcourt Primary School, which is situated on Biggins Wood Road.

For those commuting, Folkestone West station is conveniently positioned nearby, offering high-speed rail services to London St Pancras, while the M20 provides excellent road connections towards Canterbury, Ashford and London. The Channel Tunnel and Port of Dover are also readily accessible, making continental travel particularly convenient.

Combining excellent local amenities with superb transport links and easy access to the coast, Biggins Wood Road represents an attractive and well-connected location for modern family living.

Gardens
Well maintained private gardens to front and rear.

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.

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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.

