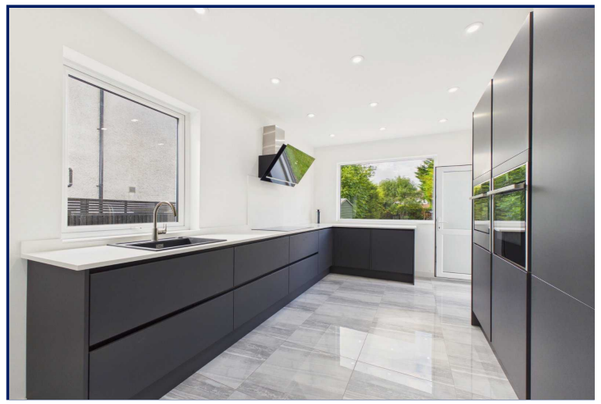


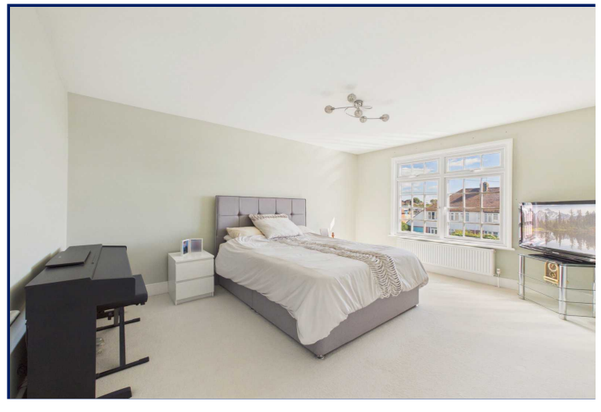


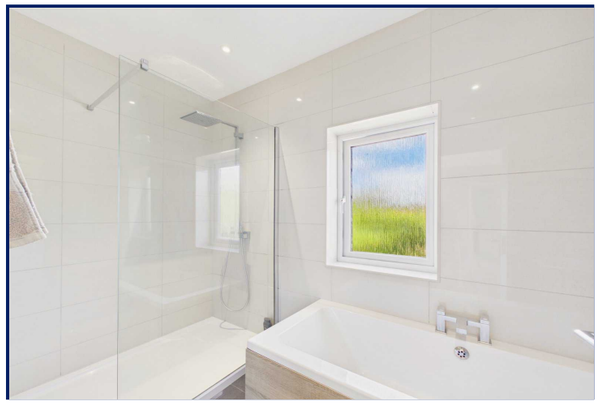












Dover Road,
Folkestone

Asking Price: £500,000
Freehold

Reeds Rains

reedsrains.co.uk

271 Dover Road, Folkestone, CT19 6NT

Asking Price: £500,000

Council Tax Band: E
EPC Rating: TBC

Reeds Rains are delighted to bring to the market this stunning three-bedroom detached home, ideally situated in a highly sought-after position and offering spacious, well-proportioned accommodation throughout.

The property is arranged over two floors and briefly comprises a welcoming entrance hallway, a spacious open-plan lounge/dining room, and a superb modern fitted kitchen with integrated appliances. To the first floor are three well-sized bedrooms, a contemporary family bathroom featuring both a walk-in shower cubicle and a bath, together with a separate cloakroom/WC.

Finished to a high standard throughout, the home offers a stylish yet comfortable living environment. The impressive lounge/dining room benefits from a charming wooden log burner, creating a warm and inviting focal point, while double doors provide direct access to the rear garden.

Externally, the property boasts a fantastic, generously sized private rear garden, predominantly laid to lawn and complemented by mature shrubs and established borders, creating a pleasant and private outdoor space. To the front, there is off-road parking leading to the garage, which benefits from electronically operated doors to both the front and rear. This provides convenient access directly through the garage to the rear garden.

This exceptional home is offered to the open market by sole agents Reeds Rains. An early internal viewing is highly recommended to fully appreciate the space, quality and position this property has to offer.

Location

Perfectly positioned, the property is within easy reach of the popular Folkestone Harbour Arm, the beach, the vibrant Creative Quarter, local parks, and a wide selection of shops, supermarkets, cafes, and schools. Folkestone Central Station is close by, offering high-speed rail connections to London in under an hour, making it an excellent choice for commuters. The property is also well connected by local bus routes, the M20, and the Channel Tunnel.

Private Garden

Externally, the property boasts a fantastic, generously sized private rear garden, predominantly laid to lawn and complemented by mature shrubs and established borders, creating a pleasant and private outdoor space.

Garage and Parking

To the front, there is off-road parking leading to the garage, which benefits from electronically operated doors to both the front and rear. This provides convenient access directly through the garage to the rear garden.

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 this charge is non-refundable.

The Reeds Rains branch at 85 Sandgate Road, Folkestone, Kent CT20 2AF is operated by Francis Dumbrell Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Francis Dumbrell Limited is registered in England within Company Number 06222470. Registered Office: 85 Sandgate Road, Folkestone, Kent CT20 2AF

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.



Reeds Rains
Since 1866

Approximate total area(1)
1295 ft²
Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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

GIRAFFE360

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