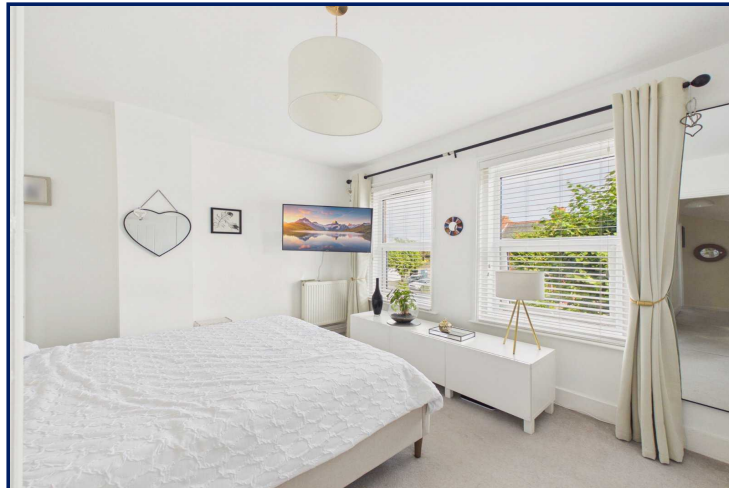
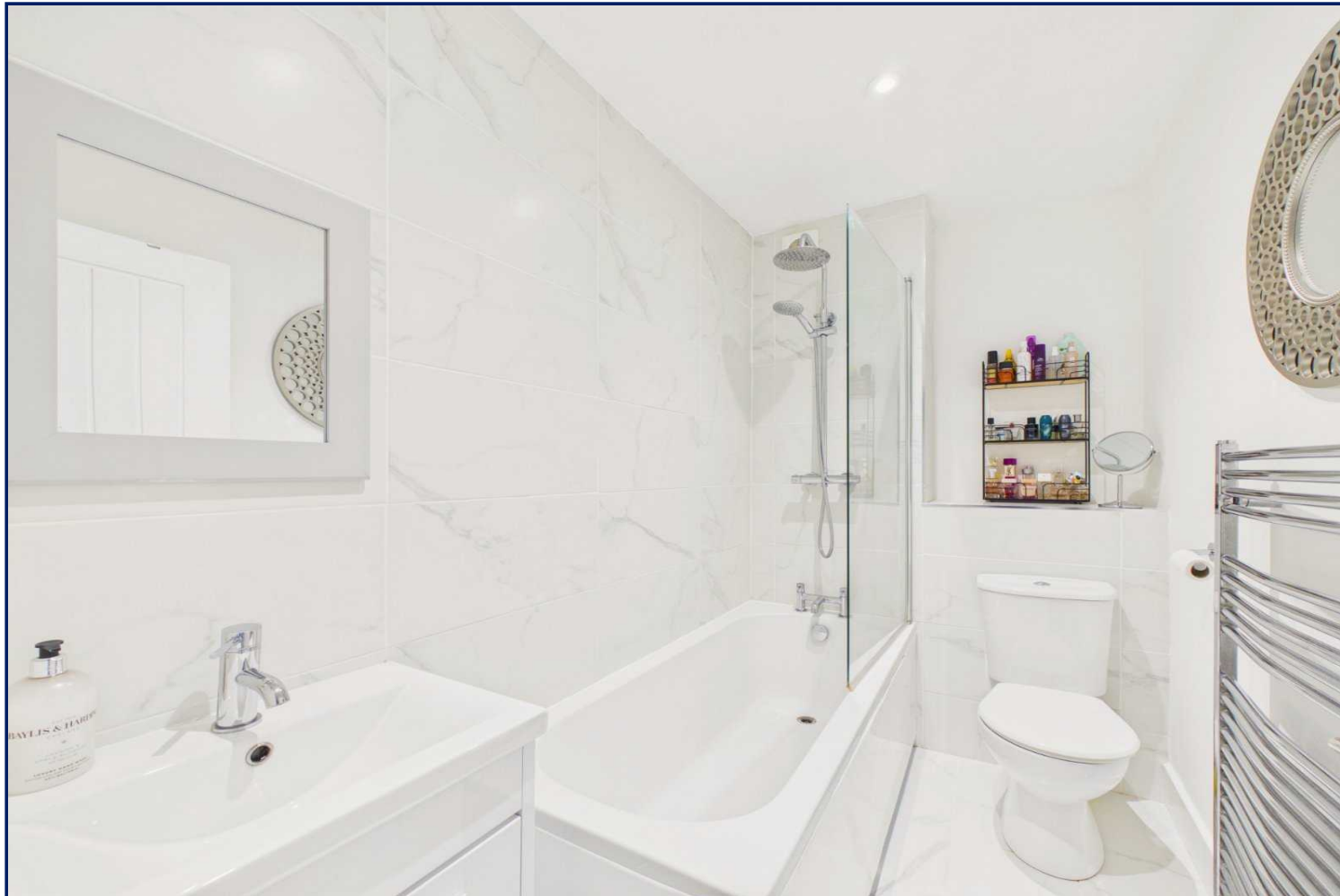




Royal Military Avenue,
Folkestone

Asking Price: £350,000
Freehold

 **Reeds Rains**

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

33 Royal Military Avenue, Folkestone, CT20 3EF
Asking Price: £350,000

Council Tax Band: B
EPC Rating: E

Reeds Rains are delighted to introduce to the market this impressive four-bedroom mid-terraced home, ideally positioned in the highly sought-after area of Cheriton, situated on the popular Royal Military Avenue.

The property enjoys a convenient location, with a range of local shops, schools and regular bus services all within easy reach. Having been thoughtfully extended, the accommodation is arranged over three floors and offers generous and versatile living space, comprising four bedrooms, two reception rooms, a modern fitted kitchen and a first-floor family bathroom.

Externally, the property continues to impress with a substantial and well-maintained private rear garden, providing an excellent space for outdoor entertaining, relaxation and family enjoyment. A particularly useful garden room can also be found to the rear, offering excellent versatility and lending itself perfectly to use as a home office, studio or additional accommodation.

This superb family home offers spacious and adaptable accommodation in a desirable Cheriton location and is being offered to the open market exclusively through sole agents Reeds Rains. Early viewing is highly recommended to fully appreciate the space, versatility and position this property has to offer.

Location
Royal Military Avenue occupies a sought-after position within the established Cheriton area of Folkestone, perfectly placed for enjoying the best of both town and coast. The location combines excellent day-to-day convenience with superb transport connections, making it particularly appealing to professionals, families and those seeking an enviable lifestyle on the Kent coast.

Cheriton High Street is close at hand, offering a varied selection of independent shops, cafés, restaurants and everyday amenities, whilst the wider attractions of Folkestone are just a short distance away. Folkestone’s vibrant town centre, renowned Creative Quarter and regenerated harbour provide an impressive choice of restaurants, bars, boutique shops and leisure facilities, alongside the picturesque seafront and coastal promenade.

Transport connections are a notable advantage. Folkestone West station is conveniently situated nearby, providing high-speed rail services to London St Pancras, whilst the M20 is easily accessible for journeys across Kent and towards London. The Channel Tunnel is also within easy reach, placing mainland Europe conveniently close for both business and leisure.

The surrounding area provides an abundance of opportunities to enjoy the outdoors, from the open spaces and historic surroundings of Shorncliffe to Folkestone’s dramatic coastline and scenic walking routes. The combination of excellent connectivity, local amenities and easy access to the coast makes this a particularly attractive setting.

Royal Military Avenue therefore offers a highly convenient and well-connected base from which to enjoy all that Cheriton and Folkestone have to offer, with the added benefit of the beautiful Kent coastline and countryside on the doorstep.

Private Garden
A large private garden to the rear of the property which is mostly laid to lawn. Access to Garden room and rear access.

Garden Room
Accessed from 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 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.

