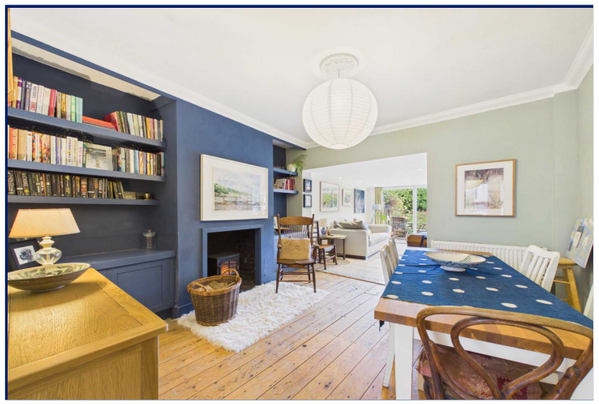
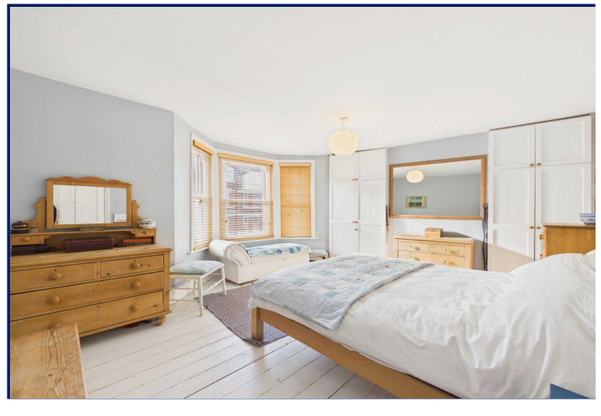
















Bournemouth Road,
Folkestone

Guide Price:
£500,000 to £525,000

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

30 Bournemouth Road, Folkestone, CT19 5BA

Guide Price: £500,000 to £525,000

Council Tax Band: C
EPC Rating: TBC

Reeds Rains are delighted to present to the market this impressive and extended four-bedroom terraced family home, ideally situated on a highly sought-after road within easy walking distance of the mainline railway station.

Arranged over four floors, this deceptively spacious property offers versatile and generously proportioned accommodation throughout. The ground floor has been extended to create a fantastic open-plan kitchen/dining room, providing an ideal space for both everyday family living and entertaining, with direct access onto the rear garden.

Further accommodation includes two additional reception spaces, four well-proportioned bedrooms, a useful cellar, a first-floor shower room with separate cloakroom/WC and a Jack and Jill en-suite serving the bedrooms on the top floor.

Externally, the property benefits from a good-sized rear garden, complete with a summerhouse, offering an ideal space to relax and enjoy the warmer months. To the front, there is an enclosed front garden with convenient bin storage.

Combining generous and versatile accommodation with a sought-after location, this property would make an ideal family home.

Early viewing is highly recommended. Please contact the sole agents, Reeds Rains, on 01303 850200 to arrange your appointment.

Location

The property is moments away from Radnor Park and its weekend Kids' Parkrun, outdoor gym and sports greens. Bournemouth Road is central to an excellent range of amenities and just a short stroll to Folkestone town centre with an extensive range of shopping facilities and a bustling creative quarter. Primary and Secondary Schooling are within easy reach and include both boys' and girls' grammar schools. There are excellent transport links with the M20 Motorway, Channel Tunnel Terminal and Port of Dover easily accessed by car. Folkestone Central train station is within easy walking distance and offers a High-Speed Rail Service to St. Pancras, London (under an hour). Folkestone also offers many other facilities such as the Leas Cliff Hall with its many visiting acts and performers; F51 featuring Europe's largest indoor skate park and additional indoor climbing and bouldering walls; sports centre and ski slope together with many local golf courses including the Hythe Imperial.

Private Garden

A superb private rear garden.

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.



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