



49 High Street, Hythe, Kent CT21 5AD



**29 AUDLEY ROAD,
FOLKESTONE**

£775,000 Freehold

This handsome double fronted house occupies a generous plot in a prime West End location, moments from Folkestone West Station. The property enjoys spacious and versatile accommodation with three reception rooms, sun room, kitchen/breakfast room and 4 bedrooms (1 en-suite). Gardens, garage, ample parking. EPC E



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29 Audley Road, Folkestone CT20 3QB

**Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Study,
Kitchen/Breakfast Room, Utility Room, Sun Room, Cloakroom,
Four Bedrooms, the principal room with En-Suite Shower Room, Bathroom,
Integral Garage, Ample Parking, Gardens to Front and Rear**

DESCRIPTION

This handsome double fronted detached family house enjoys a prime West End location, moments from Folkestone West mainline railway station. The house occupies a generous plot with a large frontage to Audley Road where the expansive driveway provides ample off road parking for a number of vehicles.

The accommodation which is of particularly generous proportions, is attractively presented and enjoys a wealth of original features throughout adding a lovely element of charm and character. The accommodation comprises a welcoming entrance hall leading to the sitting room with its cosy open fire and double doors leading to the sun room, a beamed dining room, spacious study and a beautifully fitted kitchen/breakfast room with the utility room beyond. There is also a cloakroom. On the first floor there are four double bedrooms, the principal room with en-suite shower room and a smartly refitted bathroom.

The garden to the rear of the house is delightfully secluded and enjoys a sunny south easterly aspect. There is attractive mature planting, expanses of lawn and a trellised vegetable garden to the far end.

SITUATION

Audley Road is a particularly desirable address within Folkestone's sought after West End within a short, level walk from Folkestone West Station from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.5, 3 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A ten minute walk from a regional centre of excellence for hockey and cricket, with a new athletics facility scheduled to be completed later this year. A wide range of sporting clubs can be found in the area, including watersports.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants (All times and distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a double glazed door with double windows to either side, wood effect composite door to:-

ENTRANCE HALL

Staircase to 1st floor, access to under stairs storage cupboards, door to inner hall, tiled floor, doors to:-

STUDY

Double glazed windows to front and side, radiator.

DINING ROOM

Attractive stone fireplace surround inset with cast iron fireplace on a tiled hearth, double glazed window to front, serving hatch through to kitchen, radiator.

SITTING ROOM

Attractive stone fireplace surround inset with cast iron fireplace with provision for open fire, pair of double glazed windows to side, coved ceiling, two radiators, timber and glazed doors through to, polished timber floor boards:-

CONSERVATORY

Of uPVC construction under a polycarbonate roof, with double glazed door giving access to the garden.

INNER HALL

Door to cloakroom, open through to:-

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, recess housing electric Rangemaster oven and hob with Rangemaster extractor hood above, square edged granite worksurfaces inset with undermounted one and a half bowl stainless steel sink with grooved drainer to side and mixer tap, coordinating splashback, further bank of cupboards incorporating integrated fridge and freezer, serving hatch through to dining room, breakfast bar, wood effect

flooring, double glazed window and double glazed casement doors giving access to the garden beyond, personal door to garage, double glazed door through to:-

UTILITY ROOM

Doors to front and rear, window to side, worksurface with cupboards and provision for washing machine and tumble dryer below, wall mounted heated electric heater.

CLOAKROOM

Low level WC, wash basin set into work surface with vanity cupboard below, obscure double glazed windows to rear, wood effect flooring, wall mounted electric heater.

FIRST FLOOR LANDING

High-level double glazed window over stairwell, coved ceiling, doors to:-

BEDROOM 1

Fitted wardrobe cupboards, double glazed window to front, coved ceiling, radiator, door with step down to:-

EN-SUITE SHOWER

Twin size shower with thermostatically controlled rain head shower and separate handheld attachment, low level WC, wash basin set into worksurface with vanity cupboards and drawers below, tiled splashback, light and shaver point, recess lighting, extractor fan, pair of roof lights windows, underfloor heating, access to eaves storage.

BEDROOM 2

Pair of double glazed windows overlooking the rear garden, double glazed window to side, fitted wardrobe cupboards, access to loft space (fitted with loft ladder) coved ceiling, radiator.

BEDROOM 3

Pair of double glazed windows to rear overlooking the garden, access to eaves storage, coved ceiling, radiator.



BEDROOM 4

Double glazed window to front and double glazed window to side, access to eaves storage, wash basin with vanity cupboard below, radiator.

BATHROOM

P ended shower bath with mixer tap and thermostatically controlled shower over, glazed shower screen, wash basin with vanity drawers below, low level WC, obscure double glazed window to rear, heated ladder rack towel rail, part tiled walls, wood effect flooring, recessed lighting, extractor fan.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low wall with mature evergreen hedging. A pair of ledge and braced timber gates open to a generous block paved driveway providing off-road parking for numerous vehicles and access to the garage. The remainder of the garden is laid predominantly to lawn with a variety of specimen shrubs including forsythia, camellia and photinia.

REAR GARDEN

The garden to the rear of the property is well enclosed by combination of close boarded timber panelled fencing and brick built walls. Direct to the rear of the house is a generous paved terrace which extends into the remainder of the garden which is laid extensively to lawn surrounded by borders planted with mature shrubs including cordylines, bay, and skimmia amongst others. There is a central bed planted with a variety of camellias, rhododendron, photinia, a magnolia grandiflora and a specimen silver birch. To the far end of the garden is a vegetable garden enclosed by trelliswork and incorporating vegetable beds, fruit trees and a freestanding greenhouse.

EPC Rating Band E

COUNCIL TAX

Band F approx. £3233.61 (2023/24)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**




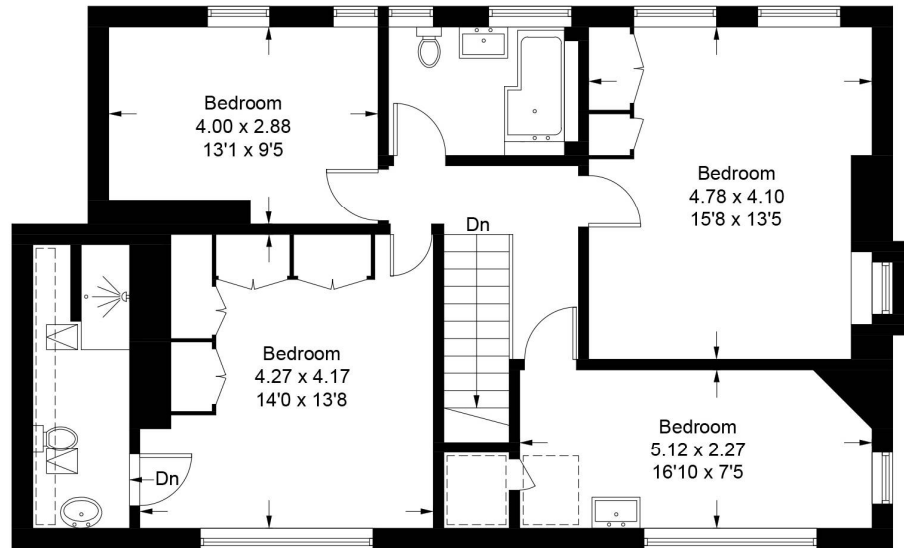


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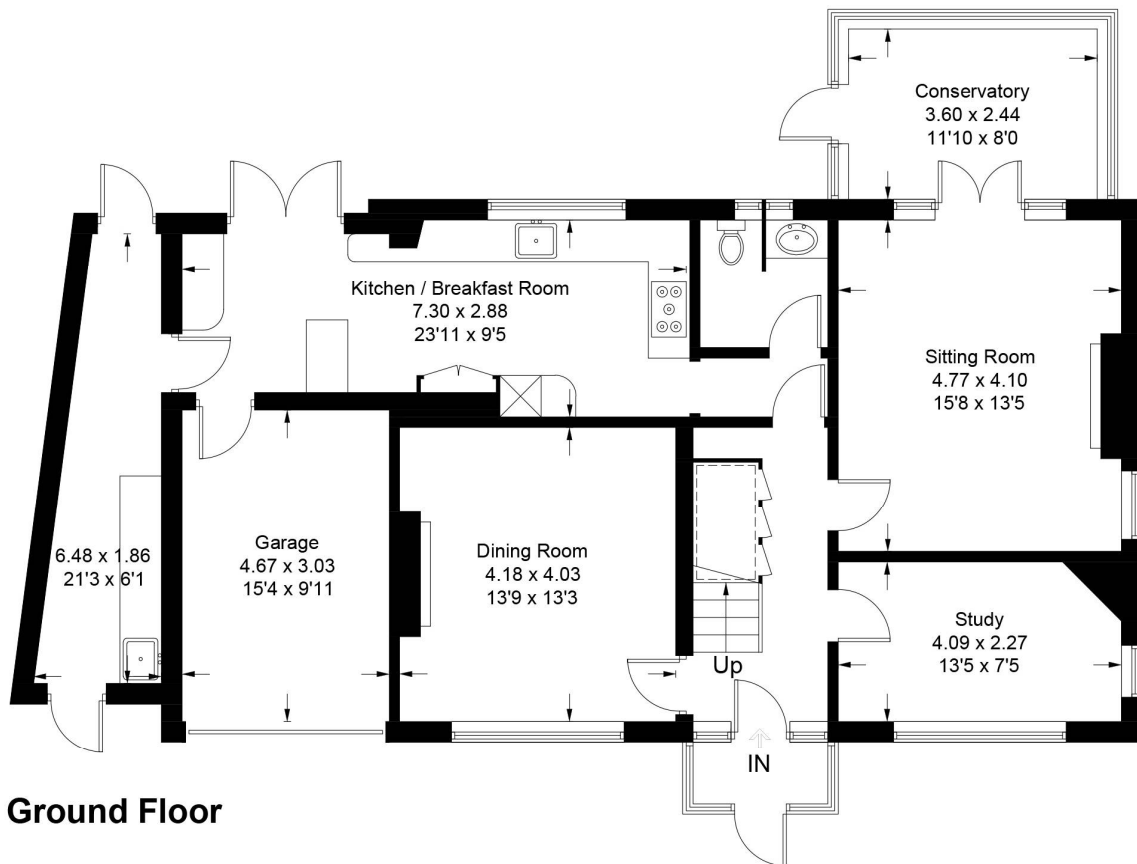
Audley Road, Folkestone, CT20

Approximate Gross Internal Area
Ground Floor= 122 sq m / 1313 sq ft
First Floor = 84.6 sq m / 911 sq ft
Total = 206.6 sq m / 2224 sq ft
(Including Garage)

 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057647)