



# Alder Road, Folkestone

Guide Price £535,000

4 2 2



GUIDE PRICE £535,000-£550,000

Nestled on the highly sought-after Alder Road in Folkestone, this charming four-bedroom semi-detached house offers an ideal blend of comfort and convenience. Boasting driveway parking, this property is perfect for families and professionals alike, looking for a spacious home in a prime location.

As you step through the front door, you are greeted by a welcoming hallway that guides you to the heart of the home—a beautifully designed open-plan dining and living area. This generous space is accentuated by a cozy fireplace, creating a warm and inviting atmosphere for gatherings and relaxation.

Double doors at the rear of the living area open out to a large, well-maintained garden, perfect for outdoor entertaining. The garden features a delightful summerhouse equipped with electricity, offering a versatile space for various activities. A recently decked area adjacent to the patio doors provides a perfect spot for al fresco dining.

The kitchen, accessible from the hallway, is well-appointed and leads to a thoughtfully converted garage, now serving as a functional office space and utility room. This additional area enhances the practicality of the home, catering to modern-day needs. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property continues to impress with four generously sized bedrooms, each providing ample space for relaxation and personalisation. The family bathroom, also located on this level, is well-fitted and designed to accommodate the needs of a busy household.

This exceptional property on Alder Road is a true gem, offering a harmonious blend of stylish living spaces, practical features, and a prime location. It is an ideal home for those seeking quality and comfort in one of Folkestone's most desirable areas.





Measurements are approximate and for display purposes only

- Semi Detached Home
- Large Rear Garden
- Fantastic Location
- Utility Room
- Summerhouse With Electric
- Solar Panels
- Driveway
- Office Space
- Open-Planned Living
- New Flooring



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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