



Price
£500,000

Freehold

4x  1x  1x 

**Alder Road, Folkestone,
Kent, CT19**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Immaculately presented throughout with spacious living accommodation and large rear garden
- Chain free
- EPC rated B
- Solar panels
- Short walk to train station with high speed access to London St Pancras and close to local schools

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge/Diner: 24'4 x 13'10 (7.42m x 4.22m)
 Kitchen: 11'11 x 10'0 (3.63m x 3.05m)
 Study: 7'6 x 7'3 (2.29m x 2.21m)
 Utility Room: 11'10 x 6'10 (3.61m x 2.08m)
 Garage

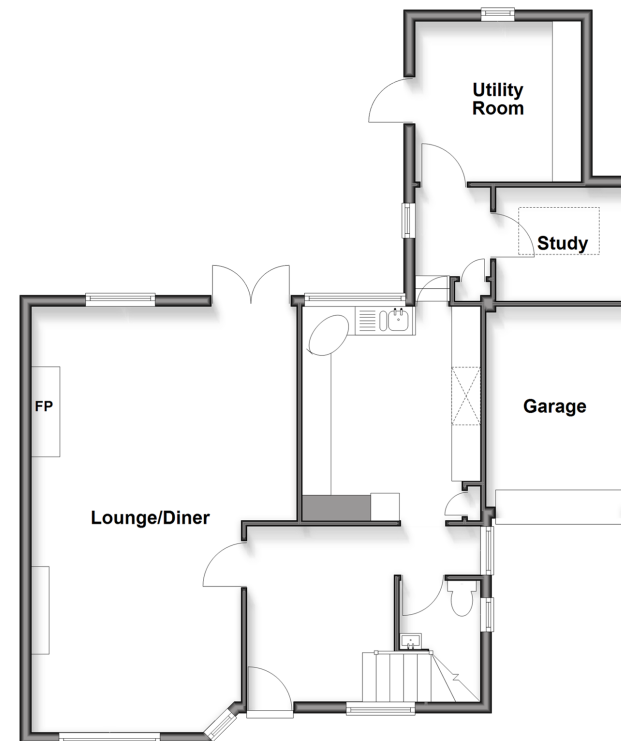
FIRST FLOOR

Landing
 Bedroom 1: 12'5 x 11'11 (3.79m x 3.63m)
 Bedroom 2: 12'5 x 10'0 (3.79m x 3.05m)
 Bedroom 3: 10'0 x 7'1 (3.05m x 2.16m)
 Bedroom 4: 11'11 x 8'0 (3.63m x 2.44m)
 Bathroom

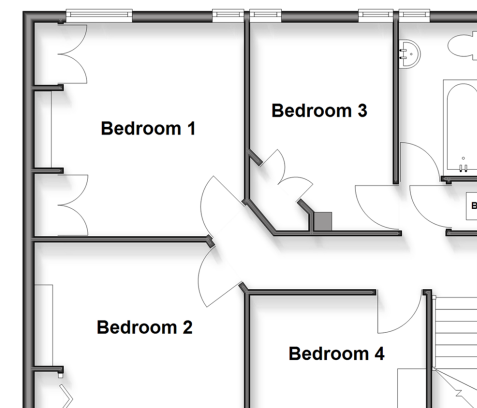
OUTSIDE

Hardstanding
 Front Garden
 Rear Garden

Ground Floor
 Approx. 80.7 sq. metres (869.0 sq. feet)



First Floor
 Approx. 54.0 sq. metres (581.1 sq. feet)



Call Folkestone - 01303 256505 ■ wardsof Kent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:
D(65)

POTENTIAL:
C(72)

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