

smith  
woolley

chartered surveyors



102, Dolphins Road, Folkestone, CT19 5QD  
Guide Price £420,000





## Folkestone, CT19 5QD

Located in the much sought-after area of Dolphins Road, Folkestone, this charming house presents an excellent opportunity for families to put their own stamp onto the property. With three bedrooms, and with (subject to planning) the potential to convert the loft into a bedroom, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

A particular feature is long rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The well-stocked front and rear gardens enhance the property's appeal, providing a delightful setting that is both attractive and functional. Additionally, the long driveway offers parking for several cars, ensuring convenience for residents and visitors alike. There is also a Garage.

Situated in a popular residential area, this ideal family home is conveniently located for both primary and secondary schools, making it an ideal choice for families with children. The surrounding neighbourhood is known for its friendly community atmosphere and accessibility to local amenities.

In summary, this property on the tree lined Dolphins Road is a wonderful family home that combines comfort, space, and a lovely outdoor environment, all within a vibrant community. It is a must-see for anyone looking to settle in Folkestone.

The house is also being offered for sale with no onward chain.

Note: One of the Vendors is an employee of Smith Woolley.





**Full Description**

**Hallway**

**Sitting Room**

13'7" max x 11'10" (4.16 max x 3.62)

**Dining Room**

12'11" x 11'5" (3.94 x 3.50)

**Kitchen**

11'1" max x 9'6" (3.40 max x 2.91)

**Landing**

**3.65 max x 3.62**

**Bedroom 2**

12'11" x 11'4" (3.94 x 3.47)

**Bedroom 3**

9'0" x 9'6" (2.76 x 2.91)

**Garden**

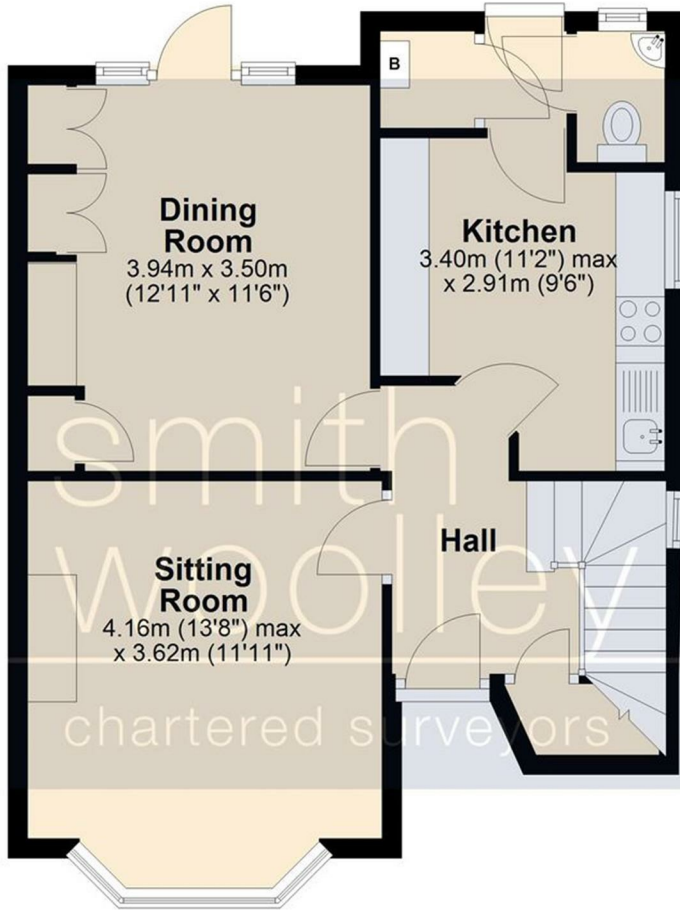
- 3 Bedrooms
- 2 Reception Rooms
- Long Rear Garden
- Ample Off Road Parking and Detached Garage
- Potential for Loft Conversion
- NO CHAIN





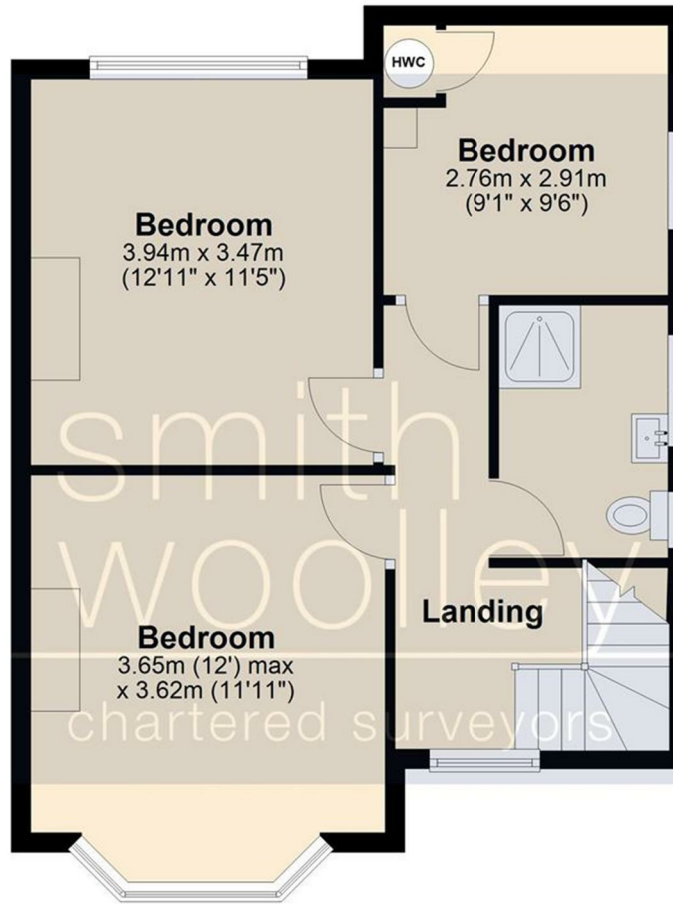
### Ground Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



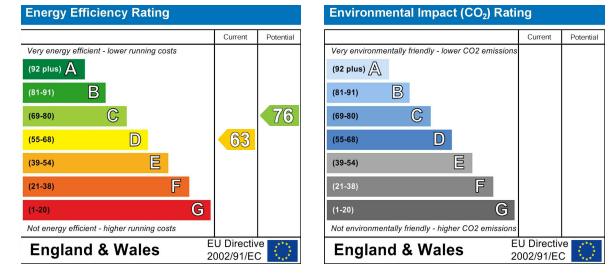
### First Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



Total area: approx. 97.7 sq. metres (1051.5 sq. feet)

### EPC



### Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.