



15, Audley Road Folkestone Kent CT20 3QA
Guide £875,000

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15 Audley Road

Folkestone Kent CT20 3QA

An exceptional detached family home offering spacious accommodation, a generous garden and a highly desirable West End location.

Situation

Occupying a highly regarded position within Folkestone's sought-after West End, this attractive detached family home enjoys easy access to an excellent range of amenities and some of the area's most highly regarded schools, including Sandgate Primary School and both the Boys' and Girls' Grammar Schools.

The regenerated Harbour Arm has become a popular destination with its vibrant atmosphere, independent food vendors and waterfront bars, whilst the nearby Creative Quarter and Old High Street offer an array of cafés, boutiques, galleries and restaurants, including the renowned Rocksalt overlooking the harbour.

For commuters, Folkestone West station is within walking distance, providing High Speed services to London St Pancras, whilst the M20 motorway and Channel Tunnel terminal offer excellent road and Continental connections.

The Property

Beautifully presented throughout, this substantial four-bedroom detached home offers spacious and versatile accommodation, perfectly suited to modern family living.

A generous entrance porch opens into a welcoming hallway with cloakroom, leading through to a spacious kitchen/diner with patio doors opening onto the rear garden, creating an ideal space for everyday life and entertaining. The property also benefits from three further reception rooms, currently arranged as a lounge, dining room and office/playroom, offering excellent flexibility.

Upstairs are four double bedrooms, one currently arranged as a dressing room with fitted wardrobes and a Murphy bed. The principal bedroom enjoys an en-suite shower room, whilst a well-appointed family bathroom features both a separate bath and walk-in shower.

Maintained to an excellent standard throughout, this is a superb home ready to move straight into.

Outside

To the front, a driveway provides off-road parking for multiple vehicles and leads to the garage, with a well-maintained lawn and established planting creating an attractive approach to the property.

The rear garden is a generous size and has been carefully maintained, making it ideal for both families and those who enjoy spending time outdoors.

A paved patio extends directly from the house, providing an excellent space for outdoor dining and entertaining, offering a good balance of patio and garden space, the outside complements the accommodation perfectly and provides plenty of room for children to play or simply to enjoy the peaceful surroundings.

Services

We understand all main services are available.

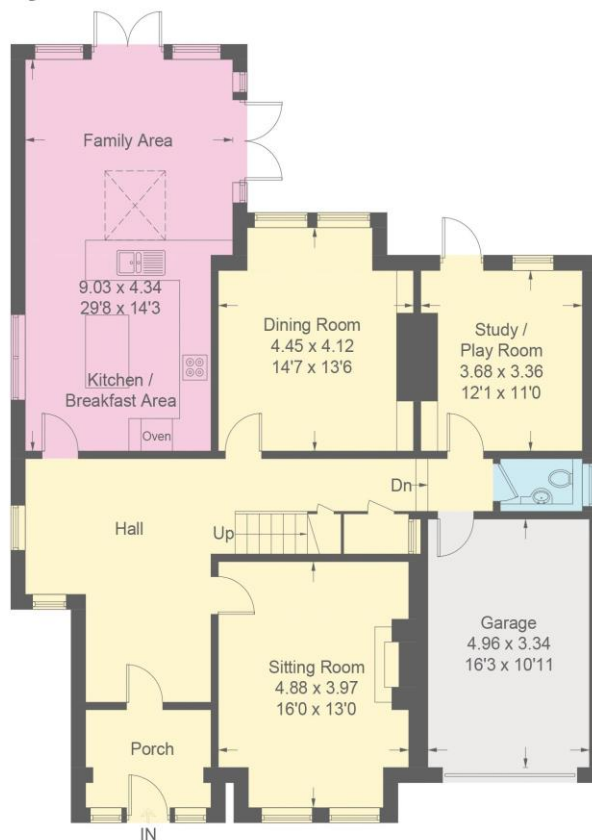
Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.



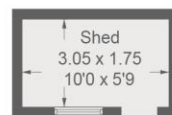
To view this property call Colebrook Sturrock on **01303 260666**

15 Audley Road, Folkestone

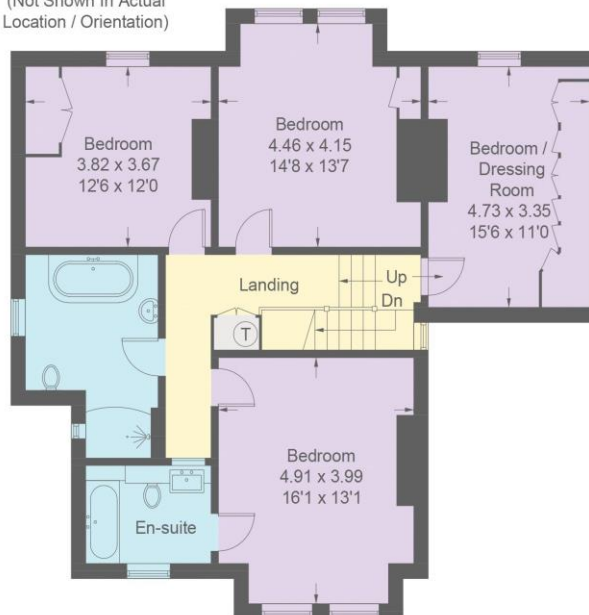


Ground Floor - 134.3 sq m / 1446 sq ft

Approximate Gross Internal Area = 231.9 sq m / 2496 sq ft
Outbuilding = 5.3 sq m / 57 sq ft
Total = 237.2 sq m / 2553 sq ft



Outbuilding
(Not Shown In Actual
Location / Orientation)



First Floor - 97.6 sq m / 1050 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1322412)
www.bardenvisuals.co.uk



Tenure

Freehold

Current Council Tax Band: G

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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