



HUNTERS®
HERE TO GET *you* THERE



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Ashley Avenue, Folkestone

Asking Price £450,000



Hunters are delighted to offer to the market this fantastic four bedroom home in Ashley Avenue in Cheriton.

This semi-detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, including an impressive master suite, this property is designed to cater to modern living while providing a sense of elegance and style.

Upon entering, you are greeted by a sitting room and open plan kitchen/dining room, perfect for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge. The natural light that floods these rooms creates a warm and welcoming atmosphere throughout the home.

The master suite is a standout feature, offering a private retreat with ample space and comfort. It is an ideal sanctuary for unwinding after a long day, complete with en-suite and Juliet balcony. The additional three double bedrooms are equally generous, providing plenty of room for family members or guests.

The property boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to accommodate the needs of a busy family, making it both practical and functional.

Located in the desirable area of Folkestone, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. With its blend of space, comfort, and style, this semi-detached house on Ashley Avenue is a must-see for anyone in search of their perfect family home.

The property is ideally placed for Folkestone West railway station offering a 55-minute journey to St. Pancras International, together with the town close by and all the individual shops and business' in Folkestone. The M20 motorway is a short drive away providing access to the Port of Dover and the Channel Tunnel. Access to the harbour Arm with an exciting range of eateries.

Services - Mains water, gas, electricity and sewerage

Heating - Gas central heating

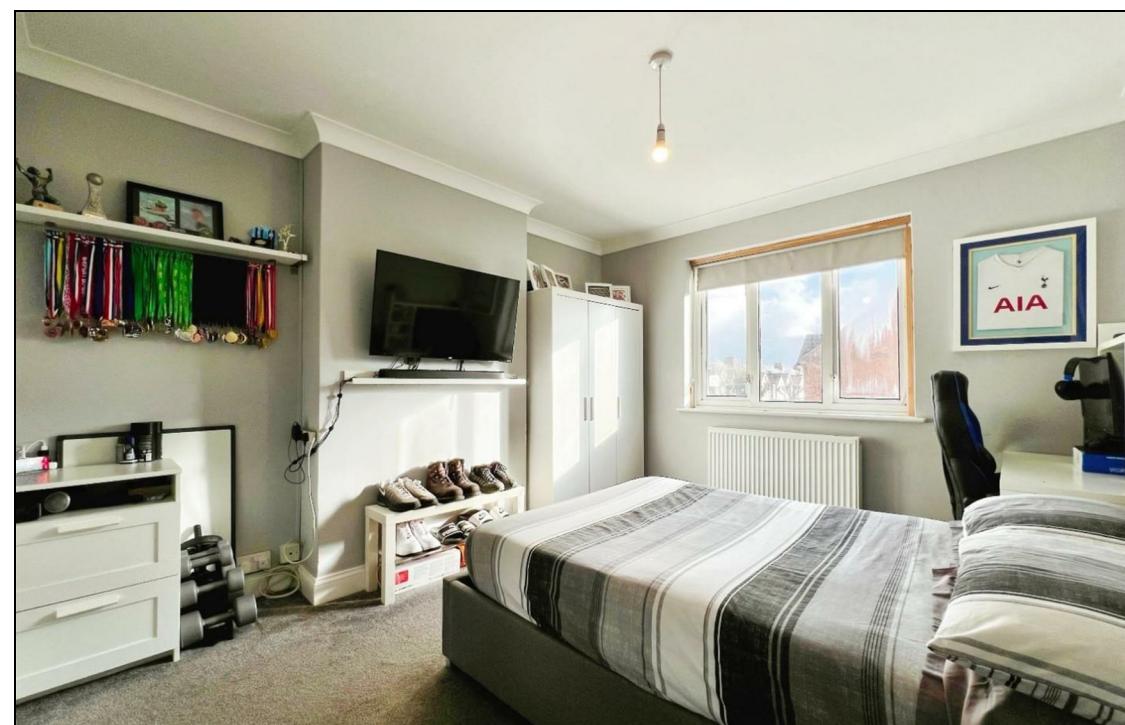
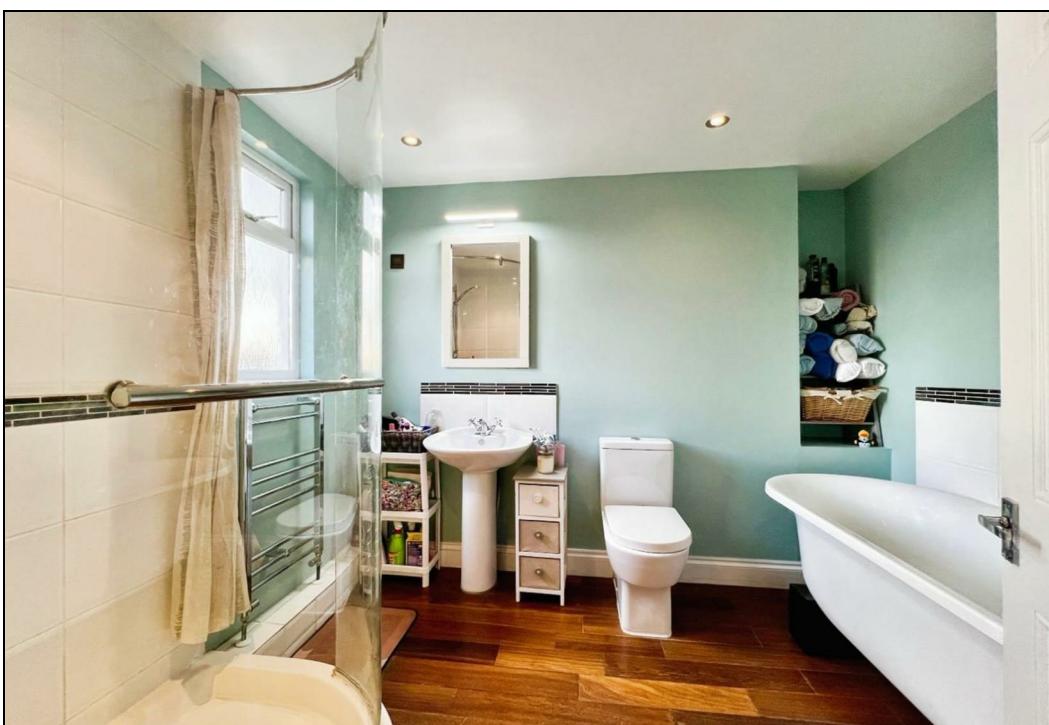
Broadband - Average Broadband Speed 18mb to 1000mb

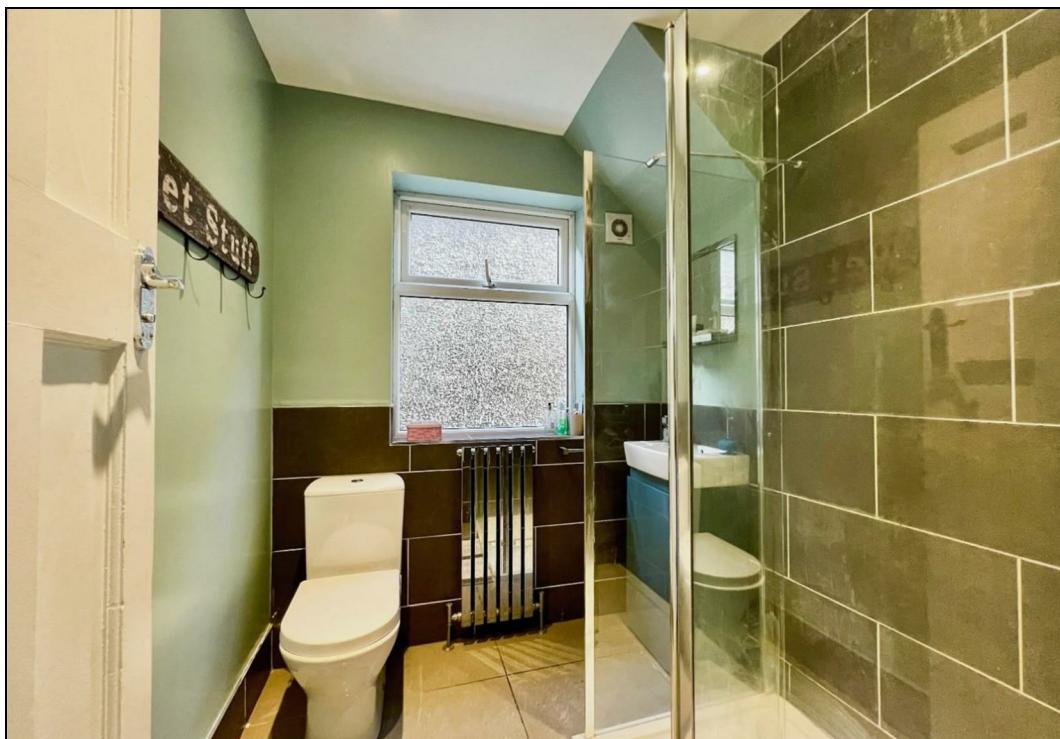
Mobile Phone coverage - Okay - Good

Flood Risk - Very Low

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- SPACIOUS KITCHEN DINING ROOM
 - IMPRESSIVE MASTER SUITE
- JULIET BALCONY TO MASTER BEDROOM
- EN SUITE AND FAMILY SHOWER ROOM
- UTILITY ROOM WITH CLOAKROOM
- ENCLOSED REAR GARDEN WITH TIMBER STUDIO
- POTENTIAL TO CREATE OFF ROAD PARKING TO REAR
- GAS CENTRAL HEATING & DOUBLE GLAZING

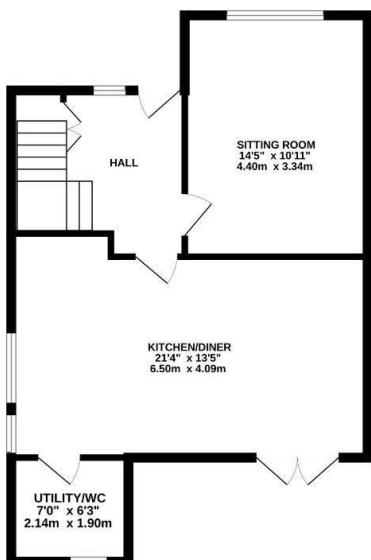




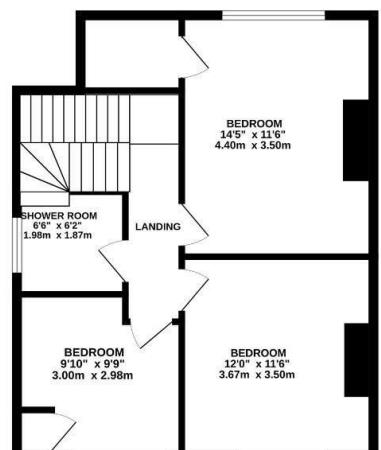




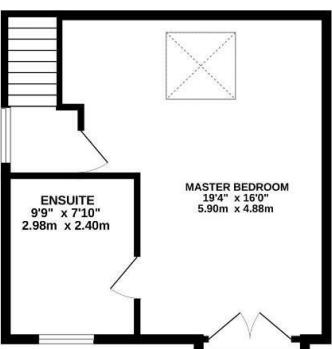
GROUND FLOOR



1ST FLOOR

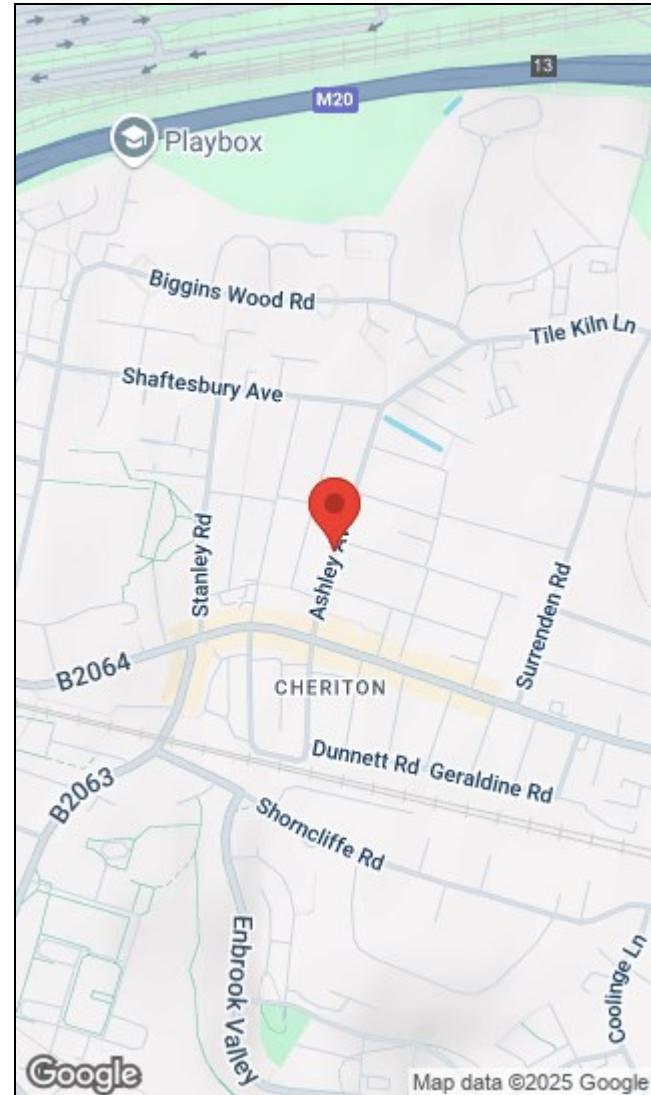


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	82	58

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