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# Alder Road, Folkestone

Guide Price £525,000 - £550,000



£525,000 - £550,000. A striking well presented three double bedroom semi detached family home with an open plan reception room with Bi-folding doors leading to a large southerly aspect rear garden and situated in a high desirable road, within easy access to high speed links to London.

The spacious living accommodation offers entrance hall with access to reception rooms, first floor and garage, which offers potential to convert, subject the normal permissions. The open plan reception room is a real feature of the home and offers a double aspect living space, log burning stove and bi-folding doors leading to the rear garden. The kitchen offers a modern kitchen with a range of wall and base units with spaces for appliances. In addition, there is a larder cupboard and down stairs cloakroom.

The first floor offers three double bedroom with two benefiting from fitted wardrobes and period style fireplaces. There is a high spec bathroom suite with modern roll top style bath and separate tiled shower cubicle. In addition, there is a further room, which makes an ideal dressing room or home office.

Externally the property offers a gated driveway leading to a single garage, side access and front garden, which is mainly laid to lawn with a range of flower and shrub borders. The rear southerly aspect rear garden is a real feature of the home and offers a decking area overlooking the laid to lawn garden with a variety of mature flower and shrub borders.

The property is situated in a highly desirable, which is conveniently located close to local schools, transport routes, and amenities, ensuring ease and convenience for its residents. Local parks are nearby as well as the popular Folkestone Sports Centre a walk away.

High Speed train links to London are also a 10 minute walk away adding convenience for commuters. Balancing functionality with elegance, this stunning property has everything a buyer looking for their dream home has to offer.

Services - Mains water, gas electricity and sewerage

Heating - Gas central heating

Broadband - Average Broadband Speed 9mb to 1800mb

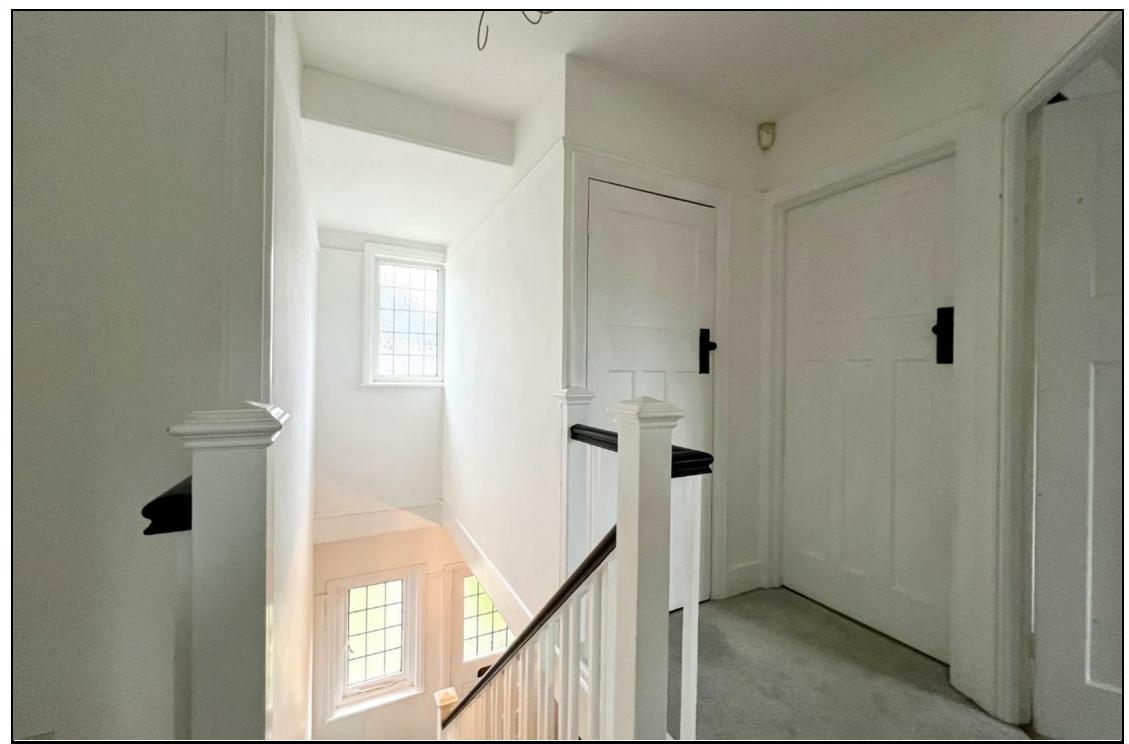
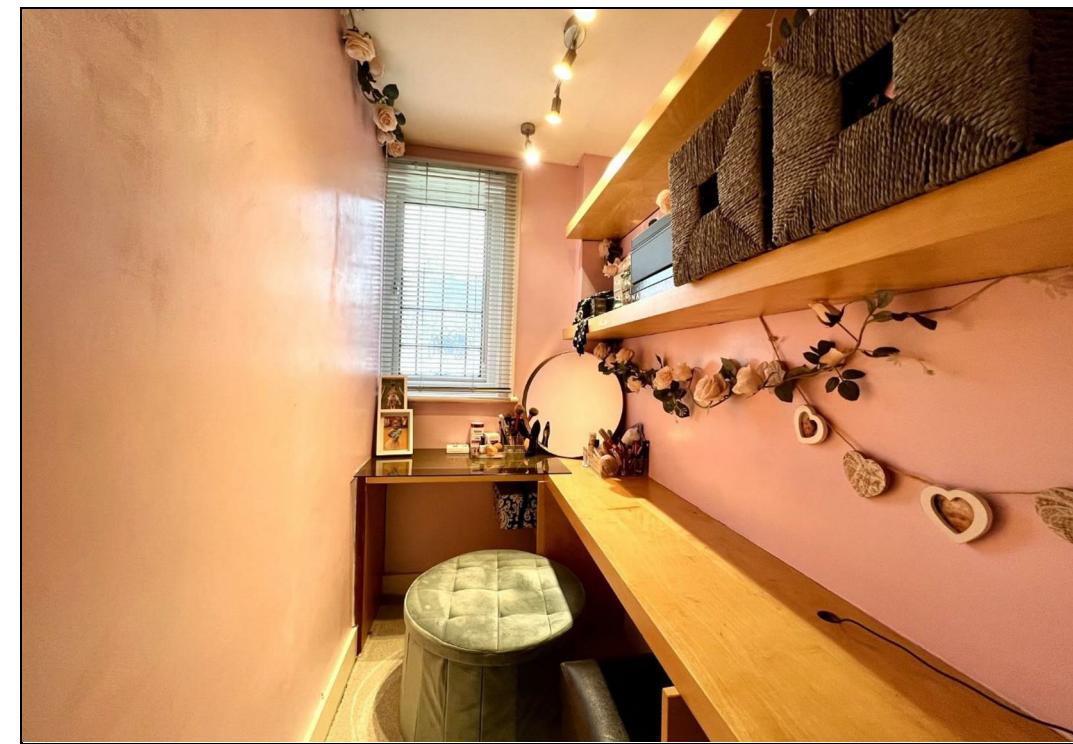
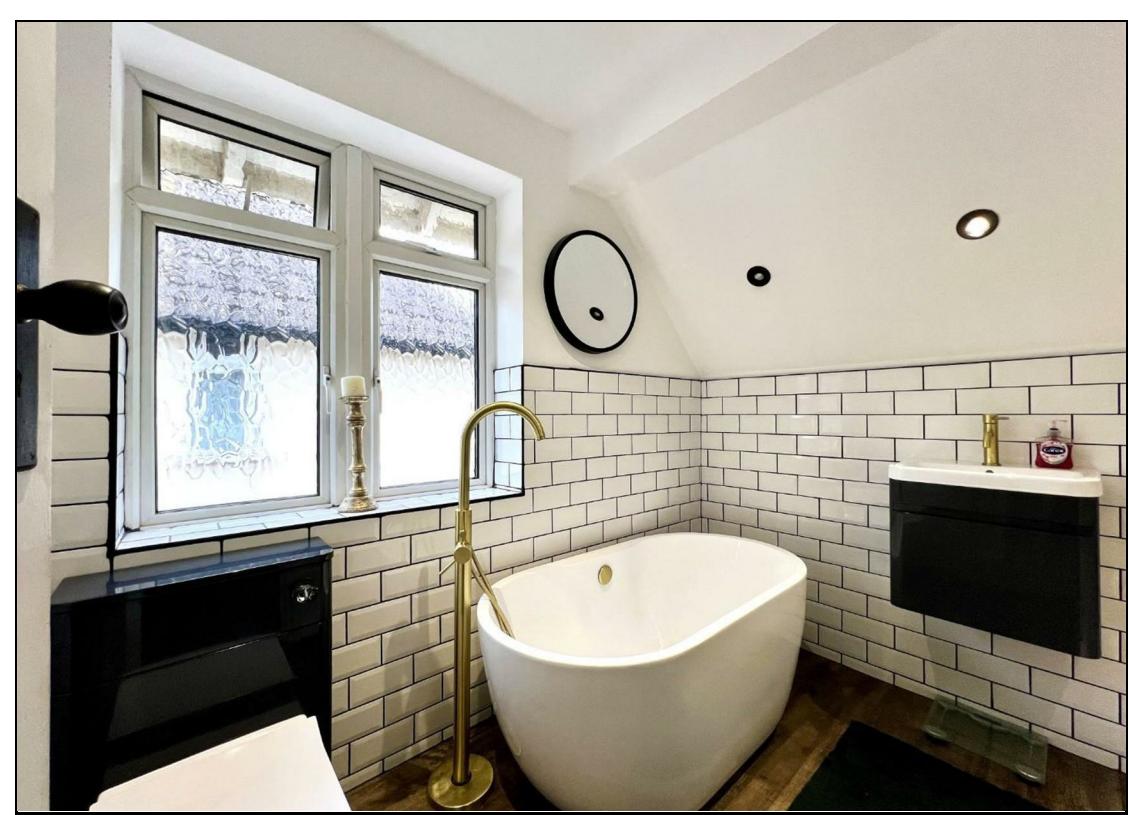
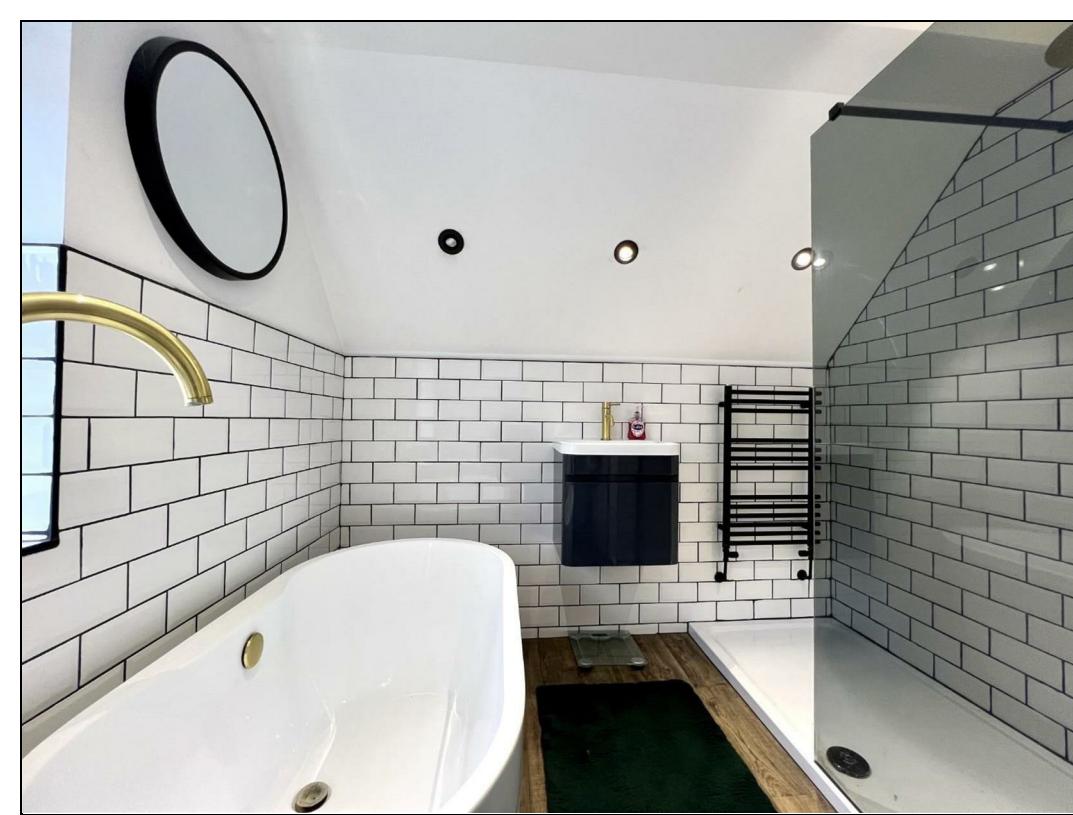
Mobile Phone coverage - Okay - Good

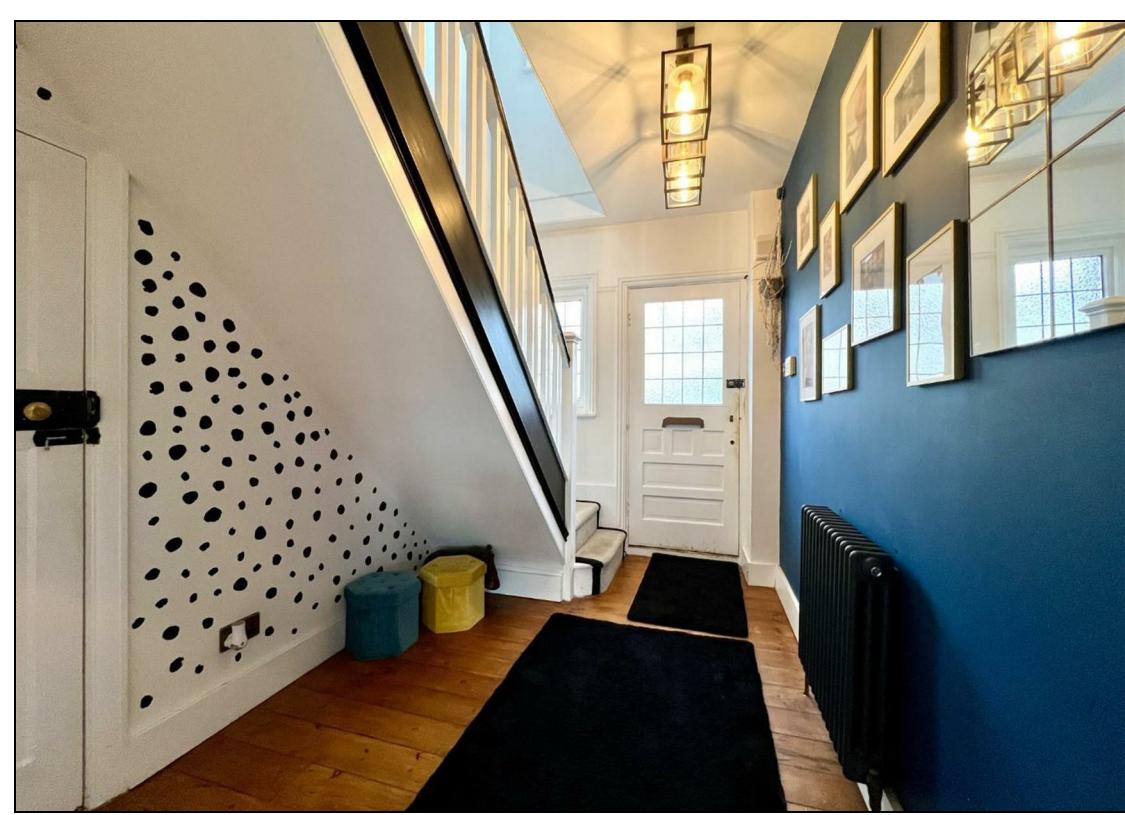
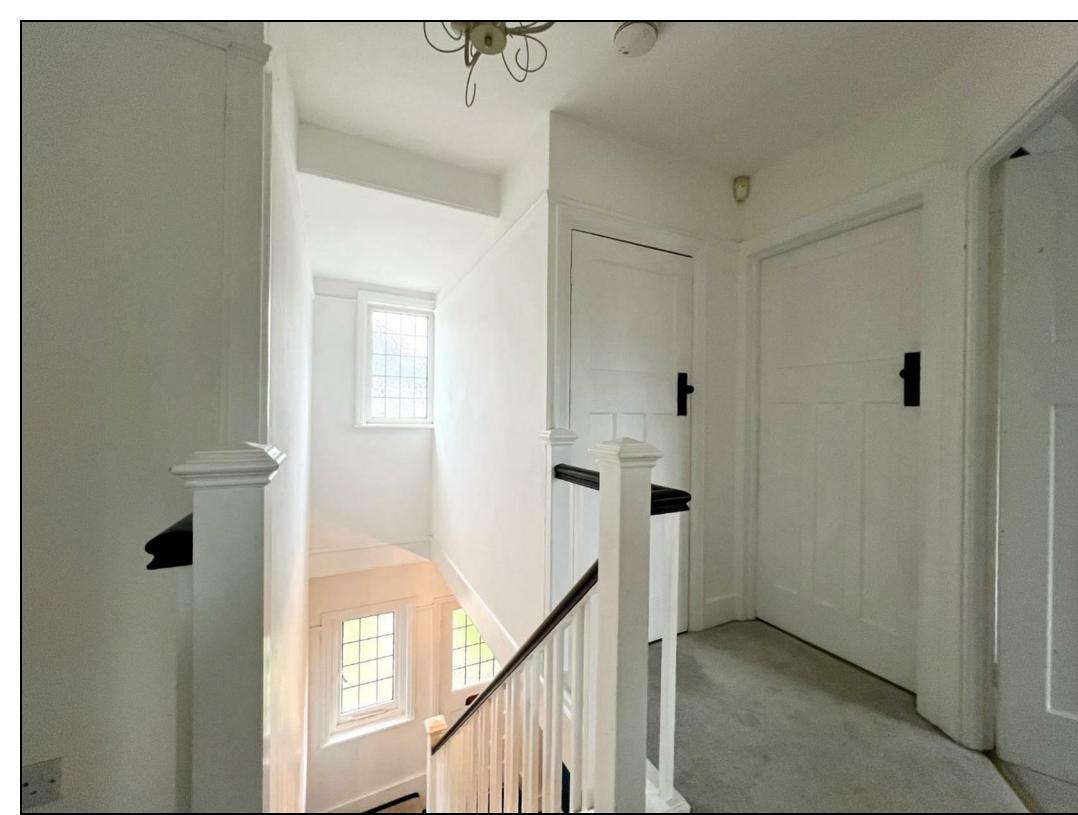
Flood Risk - Very Low

- STRIKING SEMI DETACHED FAMILY HOME
  - THREE DOUBLE BEDROOMS
  - OPEN PLAN RECEPTION ROOM
- BI FOLDING DOORS LEADING GARDEN
  - MODERN FITTED KITCHEN
  - HIGH SPEC BATHROOM SUITE
  - DRIVEWAY AND GARAGE
- SOUTHERNLY ASPECT REAR GARDEN
  - HIGH DESIRABLE LOCATION
  - OFFERS GREAT POTENTIAL TO EXTEND



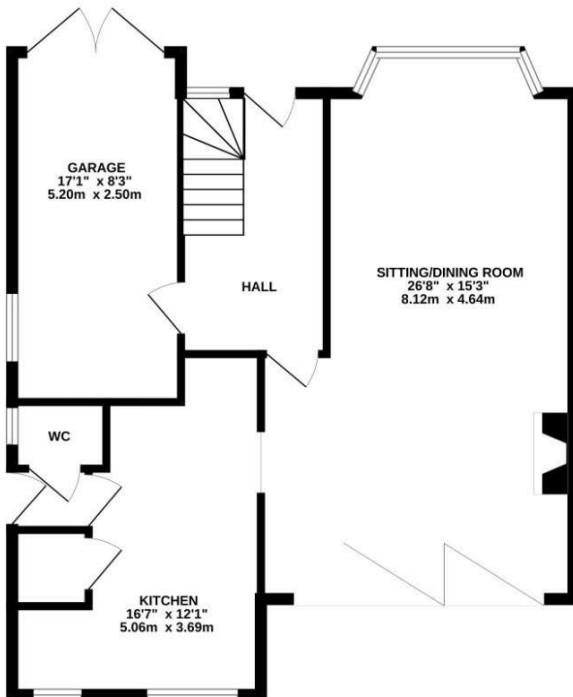




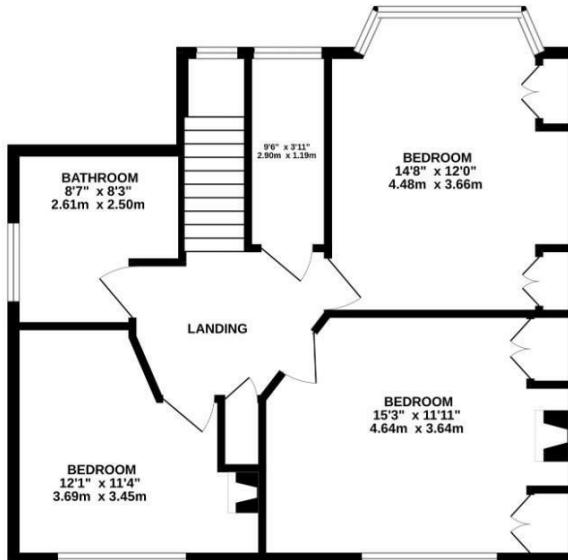




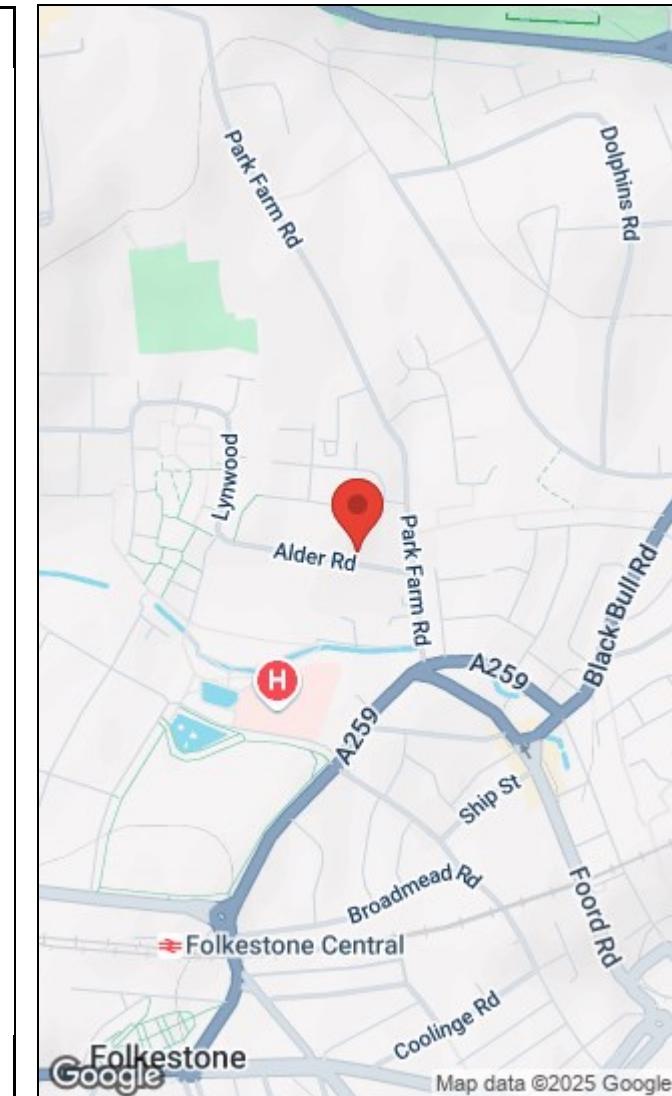
### GROUND FLOOR



### 1ST 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 <sub>2</sub> ) 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			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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