

smith  
woolley

chartered surveyors



61, Radnor Park Road, Folkestone, CT19 5BU

Guide Price £230,000



2



1



2



c



## Folkestone, CT19 5BU

Situated on the charming Radnor Park Road in Folkestone, this delightful cottage style house presents an excellent opportunity for those seeking a comfortable and convenient living space. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms provide a peaceful retreat, perfect for unwinding after a long day. The property benefits from replacement double glazing throughout, together with gas-fired central heating.

A central feature of the living room is the fitted log burner set within the chimney breast, with a bare brick surround and tiled hearth. The house also enjoys a good sized bathroom, featuring a roll top bath with claw feet, and separate shower cubicle. One of the standout features of this property is the long rear garden which is mainly laid to lawn, with a paved patio area adjacent to the rear of the house, offering a wonderful outdoor space for entertaining, gardening, play, or simply enjoying the fresh air.

Location is key, and this property does not disappoint. It is conveniently situated near to Folkestone Central train station, offering a high speed service to London St Pancras in under 1 hour, making commuting a breeze for those who travel regularly. Additionally, the nearby Radnor Park provides a lovely green space for leisurely strolls or picnics, with a children's play area and featuring two ponds. to sit and relax by. Families will appreciate the proximity to local schools, ensuring that education is easily accessible. Furthermore, the town centre is just a short distance away, offering a variety of shops, cafes, and amenities.

This house on Radnor Park Road is an ideal choice for first-time buyers, small families, or anyone looking to enjoy the vibrant community of Folkestone. With its blend of comfort, convenience, and outdoor space, it is a property not to be missed.

An internal viewing of this lovely property is strongly recommended.

Disclaimer: The Vendor is an employee of Smith Woolley.





### Full Description

**Sitting Room**

11'4" x 11'10" (3.46 x 3.62)

**Dining room**

11'10" x 11'10" (3.62 x 3.62)

**Kitchen**

12'3" x 6'7" (3.75 x 2.03)

**Bedroom 1**

11'5" x 11'10" (3.49 x 3.62)

**Bathroom**

- Two bedrooms
- Close to High Speed rail link to London
- Long rear garden
- Good local transport links
- Ample living space





Floor Plans (\*Additional floors may be continued on further brochure pages)

**Ground Floor**  
Approx. 37.1 sq. metres (399.7 sq. feet)



**First Floor**  
Approx. 37.2 sq. metres (400.8 sq. feet)



Total area: approx. 74.4 sq. metres (800.6 sq. feet)

**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>70</b>
			<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing**

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

43 Castle Hill Avenue, Folkestone, Kent, CT20 2RB

Tel: 01303 226622 Email: [enquiries@smithwoolley.com](mailto:enquiries@smithwoolley.com) <https://www.smithwoolley.com>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.