



20 Avondale Road
Capel-Le-Ferne, Folkestone, CT18 7LE
O.I.E.O £325,000

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20 Avondale Road

Capel-Le-Ferne, Folkestone

An attractive and extensively updated modern semi-detached bungalow, offered with no onward chain, featuring generous off-road parking and a well-maintained, spacious garden.

Situation

Avondale Road is located in the popular village of Capel-le-Ferne, on the iconic White Cliffs of Dover near Folkestone. The village is best known for the Battle of Britain Memorial and its scenic cliff-top café, with numerous countryside walks offering stunning views across the English Channel to France. Capel-le-Ferne provides a range of local amenities including a village shop, primary school, public houses, a village hall, and regular bus services. The Channel Tunnel town of Folkestone lies approximately 3 miles to the west, while the Port of Dover is around 5 miles to the east. Both towns offer extensive shopping, leisure, and educational facilities, as well as mainline train services to London. The high-speed rail link from Folkestone to London St Pancras via Ashford is now fully operational, reducing the journey time to approximately 57 minutes. In addition, the M20 motorway is within easy reach, making this an ideal location for commuters and those seeking convenient access to cross-Channel travel.

The Property

This modern and much-improved bungalow offers well-presented accommodation with quality touches throughout, including oak internal doors and a contemporary finish. A wide entrance hall leads into the welcoming sitting room, featuring a wood-burning stove set within a brick fireplace and wood-effect laminate flooring. The fitted kitchen includes a range of matching modern units, a built-in oven, gas hob with extractor, and a chrome hood. French doors from the kitchen open directly onto the rear garden. The property offers two double bedrooms one of which is currently used as a dining room and home office with one featuring built-in wardrobes. The bathroom is fitted with a sleek white suite, including a concealed cistern WC and a shower over the bath.

Outside

Outside, the rear garden is mainly laid to lawn and fully enclosed by a mix of hedging and timber fencing, providing a good degree of privacy. A decked area sits adjacent to a large shed or workshop, while a paved patio and a separate brick area offer ideal spaces for a hot tub, barbecue, or outdoor entertaining. To the front, a large driveway provides generous off-road parking.

Services

All main services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

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.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

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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Entrance Hall

13' 8" x 8' 0" (4.16m x 2.44m)

Sitting Room

14' 10" x 10' 7" (4.52m x 3.22m)

Kitchen

14' 10" x 8' 10" (4.52m x 2.69m)

Bedroom 1

13' 8" x 11' 6" (4.16m x 3.50m)

Bedroom 2

13' 10" x 7' 10" (4.21m x 2.39m)

Bathroom

7' 10" x 5' 9" (2.39m x 1.75m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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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