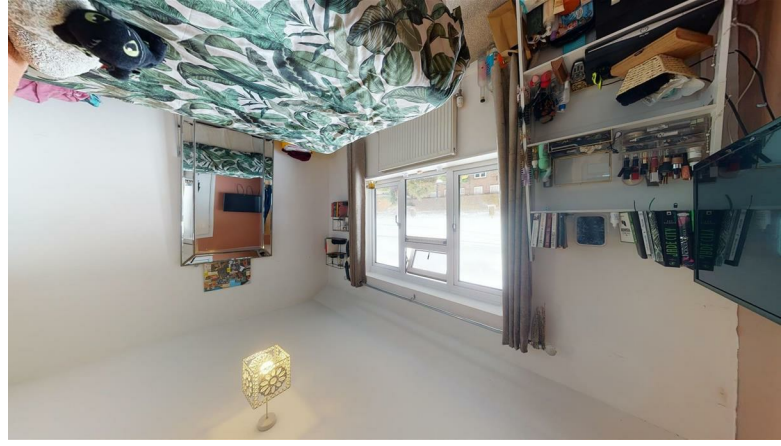


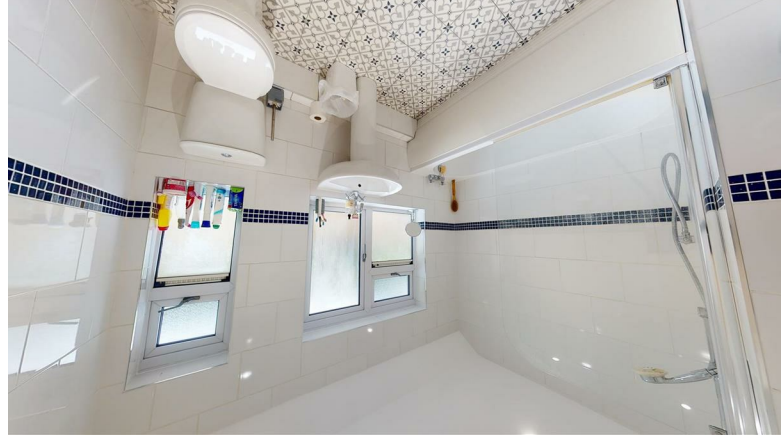
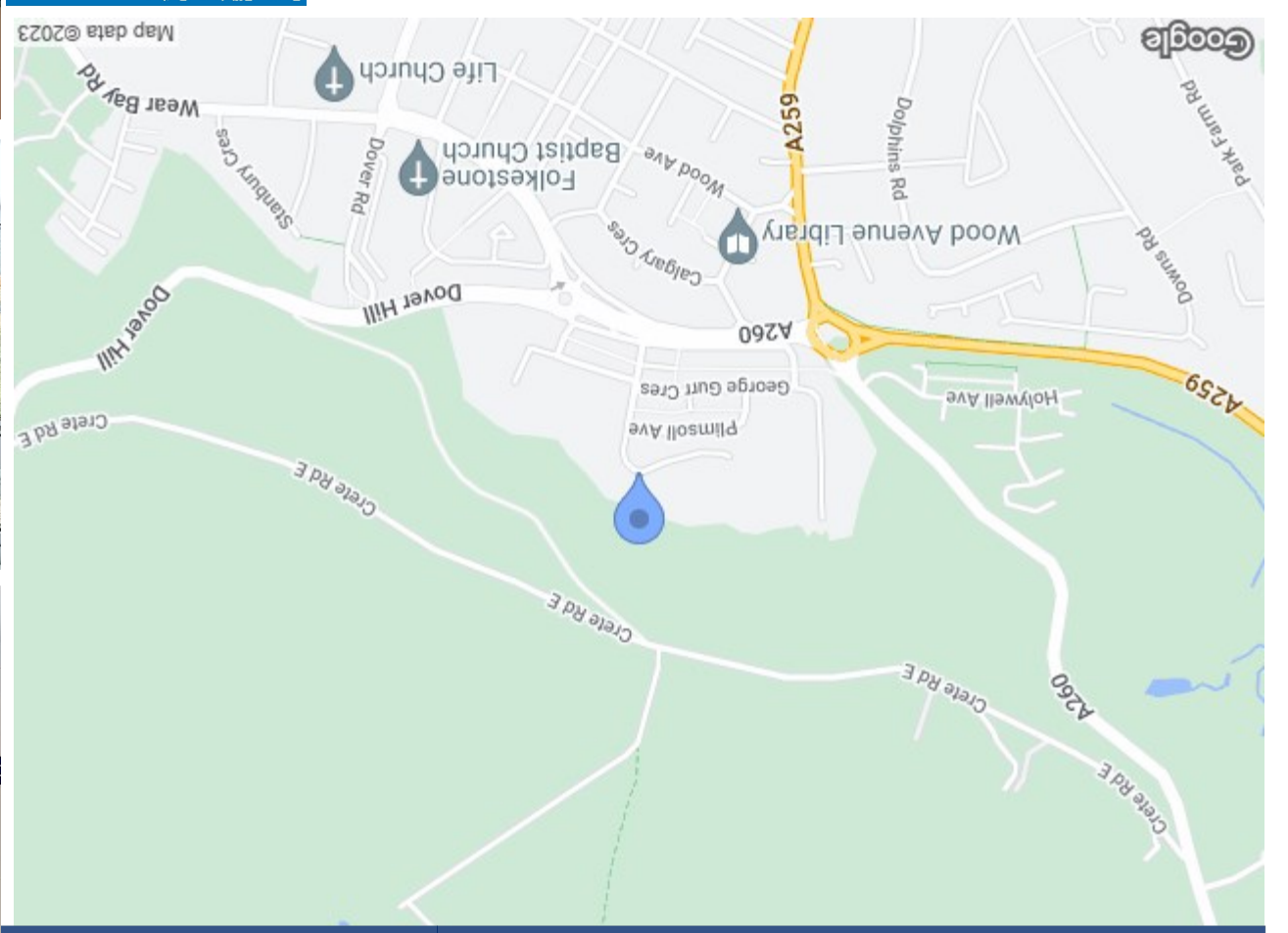
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



101 Sandgate Road, Folkestone, Kent, CT20 2BQ
 01303 255335 e. folkestone@milesandbarr.co.uk



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent	C (55-68)
Below average energy efficiency - higher running costs	D (45-54)
Below average energy efficiency - higher running costs	E (35-44)
Below average energy efficiency - higher running costs	F (21-34)
Below average energy efficiency - higher running costs	G (1-20)
Current	83
Desired	58



MONTGOMERY WAY FOLKESTONE



MONTGOMERY WAY
 FOLKESTONE

GUIDE PRICE £325,000

- Council Tax Band: B
- Direct Sea Views
- Large Gardens Backing On To Countryside
- Immaculate Finish Throughout
- Stylish Modern Kitchen
- Original Floorboards And New Fireplace

LOCATION

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

ABOUT

MODERN FAMILY HOME WITH HUGE GARDEN BACKING ON TO COUNTRYSIDE AND STUNNING VIEWS ACROSS THE SEA!

Miles & Barr are delighted to bring to market this hidden gem tucked away in a quiet no through road on the outskirts of Folkestone. The property backs on to Kent's beautiful countryside offer not just great views but lots of privacy. The rear garden is tiered meaning the views get better and better as you get higher. The top tier is level and would make a fantastic spot for a summer house or cabin. This substantial home offers incredible views across the whole town and across to France. Internally the owners have created a very modern & stylish home. As you come in via the entrance porch you are greeted into a open kitchen / breakfast room with solid oak work tops and walk in pantry. To the right is the modern lounge with fireplace and wood flooring which leads through to the conservatory. Upstairs are two double bedrooms and a family bathroom. Subject to planning the property can be extended either to the loft or to the side whilst still keeping a huge garden. Other properties in the road have also dug out the front garden to create off street parking.

DESCRIPTION

Ground Floor

Entrance Porch

Kitchen / Breakfast Room 14'4 x 12'3 (4.37m x 3.73m)

Lounge 16'1 x 9'7 (4.90m x 2.92m)

Conservatory 11'3 x 10'8 (3.43m x 3.25m)

First Floor

Bedroom One 16'2 x 13'0 (4.93m x 3.96m)

Bedroom Two 11'1 x 8'6 (3.38m x 2.59m)

Bathroom 8'2 x 7'1 (2.49m x 2.16m)

External

Front Garden

Rear Garden

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

