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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 specific 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:

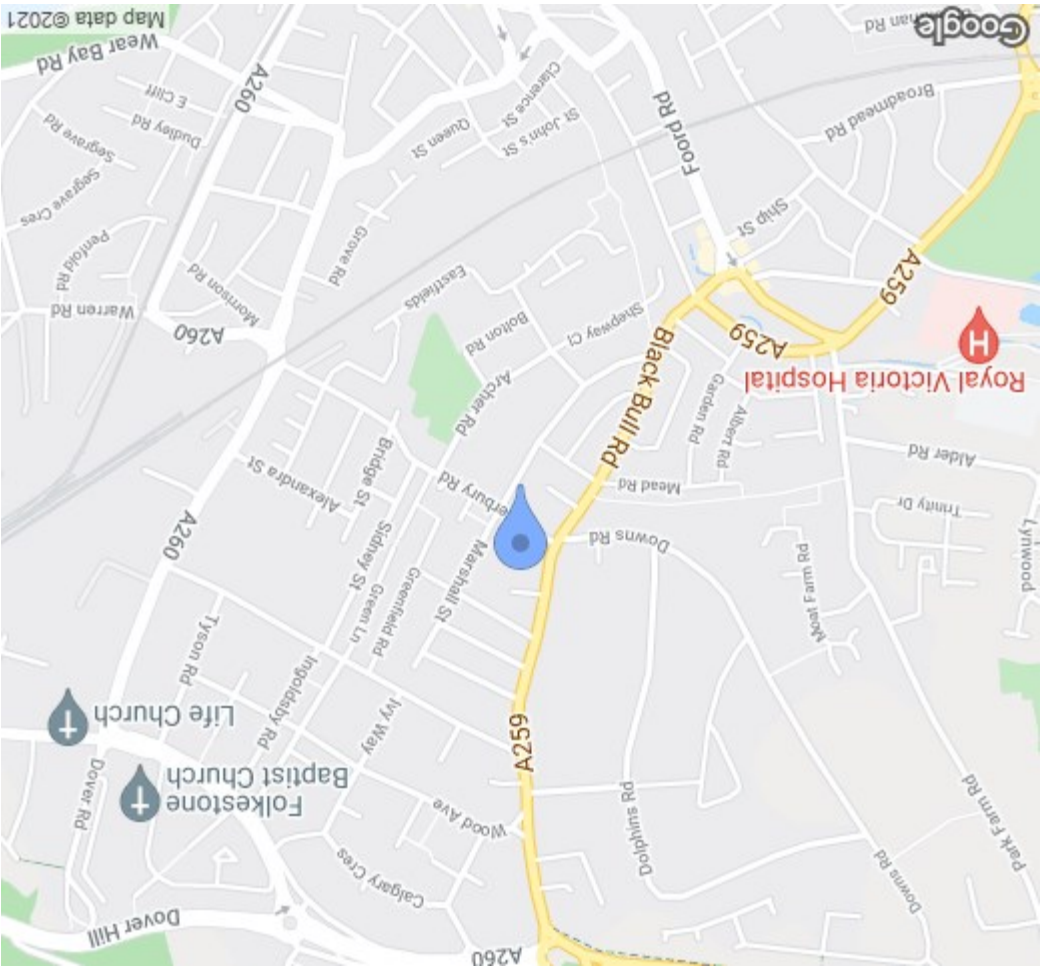


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (43-54)	E (43-54)
F (31-42)	F (31-42)
G (1-30)	G (1-30)
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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miles & barr
...valuing people, not just property



89 LINDEN CRESCENT, FOLKESTONE





89 LINDEN CRESCENT
FOLKESTONE

GUIDE PRICE £280,000

- Four double bedrooms
- Period features
- Open plan living space
- Kitchen with breakfast area
- Good size garden

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

OPEN HOUSE SATURDAY THE 5TH OF JUNE - BY APPOINTMENT ONLY

FOUR BEDROOMS, PERIOD FEATURES, GARDEN!

MILES AND BARR are very pleased to present this four bedroom family home to the market.

Located in a popular part Folkestone, this home is within easy reach of the town centre and sea front, has good access to great schooling at both Junior and Grammar levels as well as excellent transport links via road and train, including the high speed link to London, making this home ideally situated for all your needs.

You will find the property to be in good order throughout and comprises; entrance hall, large open plan lounge diner with bay window, large kitchen with breakfast bar and double doors to the garden. On the first floor you will find a well-appointed family bathroom, and two double bedrooms, whilst on the second floor there are a further two double bedrooms. The home is laid out over three floors and has a versatile layout which could make it ideal for those with a family but also those looking for office spaces for home working. Outside is a good sized rear garden which is laid to a mixture of patio and lawn.

For more information and your chance to view, call MILES AND BARR today.

DESCRIPTION

- Ground Floor
 - Entrance Hall
 - Lounge / Diner 27'2 x 11'6 (8.28m x 3.51m)
 - Kitchen / Breakfast Room 22'8 x 8'3 (6.91m x 2.51m)
- First Floor
 - Bedroom One 15'2 x 14' (4.62m x 4.27m)
 - Bedroom Two 12'2 x 9'6 (3.71m x 2.90m)
 - Bathroom 8'9 x 8'5 (2.67m x 2.57m)
 - WC
- Second Floor
 - Bedroom Three 10'3 x 9'7 (3.12m x 2.92m)
 - Bedroom Four 15'2 x 14'6 (4.62m x 4.42m)
- Exterior
 - Front Garden
 - Rear Garden

