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Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	F
(1-20)	(21-30)
E	D
(31-40)	(41-50)
C	B
(61-80)	(81-90)
A	A
(91-100)	(91-100)
Very energy efficient - lower running costs	



MOREHALL AVENUE FOLKESTONE



MOREHALL AVENUE  
FOLKESTONE

GUIDE PRICE £400,000



- Council Tax Band: C
- Four Bedrooms
- Two Receptions
- Stunning Kitchen
- Great Garden
- Detached Garage
- Original Features
- Summer House With Electricity
- Two Bath/Shower Rooms
- Cellar

## LOCATION

### Cheriton

Just West of the main Folkestone Town is Cheriton, a very popular area to reside and offers both excellent transport links and fine schooling including both junior and grammar levels. The High Speed Link to London is a strong lure for those looking to commute back into town and the eclectic mix of homes ranging from new builds to Victorian make it an ideal spot to find what you are looking for.

### Folkestone

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

STUNNING FOUR BEDROOMS, TWO BATHROOMS  
GREAT GARDEN AND GARAGE!

Miles and Barr are delighted to offer this fantastic family home to the market.

Located in a popular road in Cheriton, this home is set within easy reach of the town centre and sea front, 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.

Inside you will find the home to presented in very good condition and retains a lot of period features. The home offers spacious and bright accommodation comprising; entrance hall, bay fronted lounge, separate dining area and a modern fitted kitchen with integrated appliances to the ground floor. There is also a cellar from the kitchen. On the first floor are two bedrooms with the main bedroom enjoying en-suite shower room facilities, plus a very well-appointed family bathroom. On the top floor are a further two double bedrooms.

Outside the home has a wonderful garden which is sunny and mainly laid to lawn with patio area and summer house which could be used as an office as it benefits from having electricity. To the front, is a detached garage which allows a parking space in front on the road.

## DESCRIPTION

### Entrance

Lounge 11'4 x 11'3 (3.45m x 3.43m)

Dining Room 11'4 x 9'8 (3.45m x 2.95m)

Kitchen 12'4 max x 8'8 (3.76m max x 2.64m)

### Cellar

### First Floor

Bedroom One 9'6 x 7'4 (2.90m x 2.24m)

### En-Suite Shower Room

Bedroom Two 14'9 x 11'3 (4.50m x 3.43m)

### Second Floor

Bedroom Three 10'0 x 9'6 (3.05m x 2.90m)

Bedroom Four 14'8 x 13'11 (4.47m x 4.24m)

### External

### Garden

Detached Garage 15'4 x 8'2 (4.67m x 2.49m)

