

BRABOURNE GARDENS FOLKESTONE

PCM £2,000 PCM

- · Council Tax Band: G
- Length of Tenancy: 6 months
- Generous Living Space
- Conservatory
- Four Bedrooms
- West End Location
- Close to High Speed links at Folkestone West
- Substantial Corner Plot

## **LOCATION**

Brabourne Gardens is sought-after, cul-de-sac location within easy reach of amenities including Folkestone West railway station (0.4 miles away) and a number of schools including The Harvey Grammar School, Folkestone Girls' School and Sandgate Primary School, all within walking distance.

Well known for its grand, period architecture, the West End of Folkestone is arguably the most desirable place to live. This leafy and prestigious location provides a mix of homes ranging from large executive style, detached houses to period apartments on the sea front and is most enjoyed for its close proximity to the sea front and town. Nearby, The Leas Promenade with fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently restored Harbour Arm, perfect for the whole family to enjoy.

Folkestone is served by two High Speed stations to London St Pancras, both offering a commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too via the Channel Tunnel.

## **ABOUT**

Miles & Barr are proud to present this rare to the lettings market beautiful detached family home, peacefully located in the sought-after West End of Folkestone.

To the ground floor there is an open porch with original front door and side panels, leading to a spacious entrance hall with stairs to the first floor. There is a bright and sunny, kitchen/breakfast room which spans the width of the original part of the house, flowing nicely through to an informal sitting room, ideal for family gatherings.

From here, the living accommodation continues through double doors to a formal dining room with feature bay window to the front. There is a generous formal sitting room which enjoys a dual aspect over the front and rear gardens, from the living room there is a conservatory.

There is a guest WC off the kitchen and the garage has been converted into a useful utility room, There is also a large storage area above.

Heading upstairs, you are welcomed by a spacious landing, with four bedrooms, the master with views over the rear garden.

Bedroom two benefits from built in wardrobes and also enjoys views over the rear garden. Bedroom three is front facing with a lovely bay window.

Externally, the rear garden fans out and occupies a double plot with large, formal lawn, shrub borders and large patio along with a large shed/workshop. There is a sense of seclusion and privacy, providing uninterrupted enjoyment. The front offers off street parking and a charming garden with side access.

## **DESCRIPTION**

**Ground Floor** 

Reception Room 14'6 x 10'11

Sitting Room 23'11 x 10'11

Living Room 19'7 x 16

Kitchen / Breakfast Room 20'6 x 15'11

Utility Room 15'3 x 9

Conservatory 12'5 x 9'5

First Floor

Bathroom

Bedroom 13' x 10'11

Bedroom 16'1 x 12'

Bathroom

Bedroom 11'1 x 9'11

Bedroom 8'11 x 7'11

Loft Above Garage

External

Rear Garden

Garage











## BRABOURNE GARDENS FOLKESTONE













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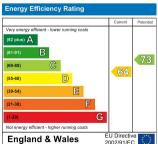
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