



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



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GROUND FLOOR
APPROX. FLOOR
AREA 1411 SQ. FT.
(131.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 833 SQ. FT.
(83.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 2204 SQ. FT. (214.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of floors, windows, doors and other areas are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for Brabourne Gardens only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 High Street, Dover, Kent, CT16 1DJ
t. 01304 240011 e. contactteam-
lettings@milesandbarr.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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: www.milesandbarr.co.uk/referral-fee-disclosure