



Measurements are approximate. Ref ID: 36 ALX RD. (102.5 SQM)

TOTAL APPROX. FLOOR AREA 110 SQ.FT. (102.5 SQM)

Rooms with Radiator 60016

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YOUR PROPERTY AGENT

The Property Ombudsman



36 ALEXANDRA ROAD  
FOLKESTONE



miles  
&barr

36 ALEXANDRA ROAD  
FOLKESTONE

£325,000

- Beautifully Presented
- Three Bedrooms
- Garden Room
- Lovely Rear Garden
- Garage + Parking
- Ample Space for Motorhome
- Popular Capel Location
- Cliff Top Walks
- Newly Fitted Shower Room

## ABOUT

### BEAUTIFULLY PRESENTED AND SPACIOUS BUNGALOW IN POPULAR LOCATION

Miles and Barr are pleased to offer this lovely bungalow to the market. This home is set in the very desirable village of Capel-Le-Ferne, minutes from cliff top walks with elevated views over Folkestone and the sea, providing excellent access to Dover, Canterbury and London as well as good schooling, making this home ideally positioned for all your needs.

Once inside, the home offers well presented accommodation comprising; entrance hall, good sized lounge, master double bedroom benefiting from a walk in wardrobe, second bedroom with built in wardrobes, newly fitted shower room and a modern fitted kitchen/breakfast room leading through to the garden room extension on the ground floor. Upstairs you'll find the third bedroom, with handy WC. The bungalow also benefits from having off street parking for ample vehicles to the front of the home plus a large space to the side of the home with outdoor electric outlet, perfect for storing and charging a motor home. To the rear you have a lovely sunny rear garden, mainly laid to lawn, with decked area, greenhouse, raised flower beds and mature shrubs, and access to the detached garage, all this plus a new shed which is insulated and provides both light and power.

Capel-le-Ferne is only a short walk from a main bus stop and the local shop where you can get your morning paper.

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

## DESCRIPTION

### GROUND FLOOR

Entrance Hall

Shower Room

Lounge 15'01" x 10'10" (4.60m x 3.30m)

Kitchen/Breakfast Room 21'02" max x 21'00" (6.45m max x 6.40m)

Conservatory 8'02" x 6'06" (2.49m x 1.98m)

Bedroom 13'00" x 10'10" (3.96m x 3.30m)

Bedroom 8'01" x 6'10" (2.46m x 2.08m)

### FIRST FLOOR

Bedroom 13'01" x 9'08" (3.99m x 2.95m)

WC

### EXTERNAL

Rear Garden

Garage

Off Street Parking

## LOCATION

### Capel-le-Ferne

Capel-le-Ferne is a beautiful village just outside Folkestone town. Raised up on the hill, it can offer homes with stunning elevated views as well as a range of homes including new builds, bungalows and everything in-between. There is a more rural feel to the village which is its lure, but still provides excellent links in to Town and the surrounding cities, so you can live the quiet life but with all the amenities you could need just a short trip away.

### 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.

