



7 Millfield, Folkestone

Offers Over £425,000

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EDWARDIAN HOME WITH PERIOD FEATURES AND BAGS OF POTENTIAL TO IMPROVE AND ADD YOUR OWN STAMP! MILES AND BARR are very excited to offer this amazing five bedroom home to the market. Located centrally, this home is within easy reach of the town centre and sea front, great schooling at both Junior and Grammar levels and excellent transport links via road and train, including the high speed link to London, making this home ideally situated for all your needs. To have a home of this size still as one large family home is a rare find indeed and being steeped in period features including cornice, beautiful staircase, picture rails, fireplaces and more, this home truly needs to be seen to appreciate what is on offer. The home offers spacious accommodation comprising; two cellar rooms on the lower ground floor, they would make an ideal utility room or home office. On the ground floor is a large and welcoming entrance hall. There are two large reception rooms with period features and a light and bright kitchen. On the first floor are three bedrooms and two bathrooms. Upstairs on the second floor are a further two great sized bedrooms one with en-suite, ideal for a growing family or guest suite. Outside to the rear is a Southerly aspect garden with rear access. This great family home has too many features to list but no doubt, won't be around for long...so don't delay and call MILES AND BARR for more information and your chance to view. Tenure: Freehold

- Period features throughout
- Council Tax Band - C
- Highly sought after location close to the station & town
- Five double bedrooms





External

Entrance

Living Room

Dimensions: 4.95m x 4.24m (16'2" x 13'10").

Dining Room

Dimensions: 6.07m x 4.27m (19'10" x 14'0").

Kitchen

Dimensions: 5.72m x 3.32m (18'9" x 10'10").

Basement

WC

Bedroom One

Dimensions: 5.96m x 5.14m (19'6" x 16'10").

En-Suite Shower Room

Dimensions: 2.14m x 1.5m (7'0" x 4'11").

Bedroom Two

Dimensions: 4.38m x 4.25m (14'4" x 13'11").

Bedroom Three

Dimensions: 3.56m x 2.19m (11'8" x 7'2").

Bedroom Four

Dimensions: 4.76m x 4.49m (15'7" x 14'8").

Bedroom Five

Dimensions: 4.49m x 3.29m (14'8" x 10'9").

Shower Room

Dimensions: 2.27m x 0.96m (7'5" x 3'1").

Bathroom

Dimensions: 3.29m x 2.04m (10'9" x 6'8").

Rear Garden





Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure