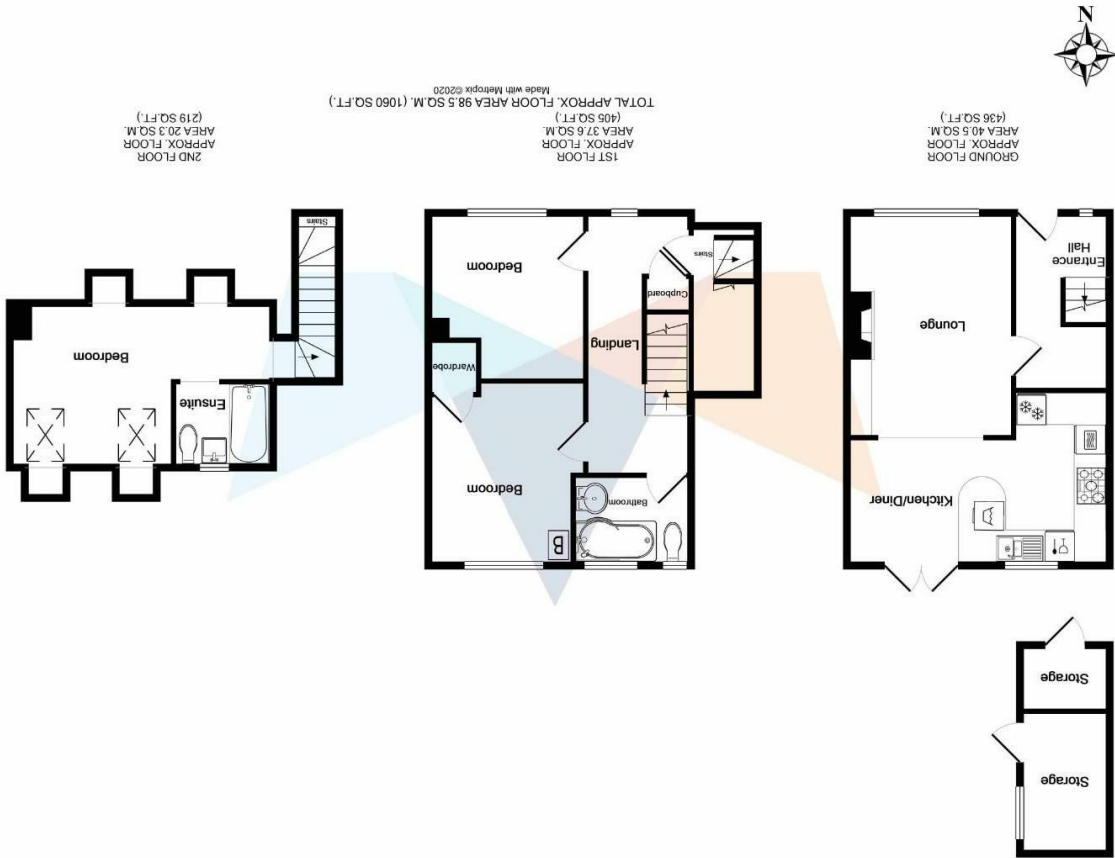


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (93 kWh)
	B (81-91)
	C (69-80)
	D (55-68)
	E (45-54)
	F (31-44)
Not energy efficient - higher running costs	G (17-30)
Current	65
Possible	78



64 BIGGINS WOOD ROAD  
FOLKESTONE



64 BIGGINS WOOD ROAD  
FOLKESTONE

£270,000



- Three double bedrooms
- Immaculate condition
- Family bathroom plus en-suite bathroom
- Off road parking for three
- South facing garden
- Open plan living space with modern kitchen

## LOCATION

### 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.

### 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.

## ABOUT

THREE BEDROOM FAMILY HOME WITH OFF STREET PARKING AND IN SHOW HOME CONDITION!

MILES AND BARR are happy to present this three bedroom home to the market in immaculate condition.

Located in a popular road in Cheriton, this home is within easy reach of the town and sea front, great schooling at both Junior and Grammar levels and offers excellent transport links via road and train, including the high speed link to London, making this home ideally situated for all our needs.

Inside you will find the home offers well-presented accommodation comprising; entrance hall, open plan and spacious lounge / diner / kitchen. With large windows front and back this room is filled with natural light. The lounge offers an open fireplace and the kitchen has been beautifully styled with a full range of integrated appliances. On the first floor you will find two double bedrooms with a modern family bathroom and on the top floor is the master suite with built in storage and stunning en-suite bathroom. To the rear of the property is a South facing garden which is mainly laid to lawn with a raised seating area made of composite decking meaning minimal maintenance. There is also built in storage and a separate brick shed. To the front of the property is a block paved driveway with parking for up to three cars. The property has been beautifully finished throughout and has had new electrics, plumbing and windows all in recent years.

Homes in this road are often popular and tend to attract a lot of interest, so don't delay and a call MILES AND BARR today for more information and your chance to view!

## DESCRIPTION

### Ground Floor

#### Entrance Hall

#### Open Plan Lounge / Kitchen / Diner

### First Floor

#### Bedroom Two 12'1 x 9'8 (3.68m x 2.95m)

#### Bedroom Three 10'7 x 9'6 (3.23m x 2.90m)

#### Bathroom 7'3 x 5'4 (2.21m x 1.63m)

### Second Floor

#### Bedroom One 16'6 x 15'4 (5.03m x 4.67m)

#### En-Suite Bathroom 5'8 x 5'1 (1.73m x 1.55m)

### External

#### Driveway

#### Rear Garden

#### Outbuilding

