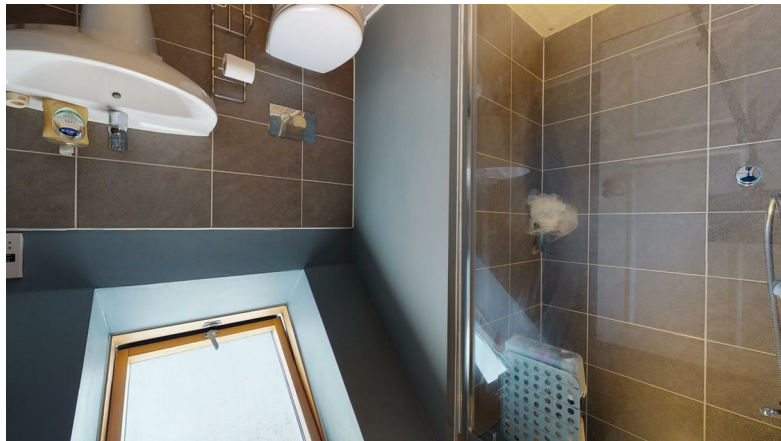
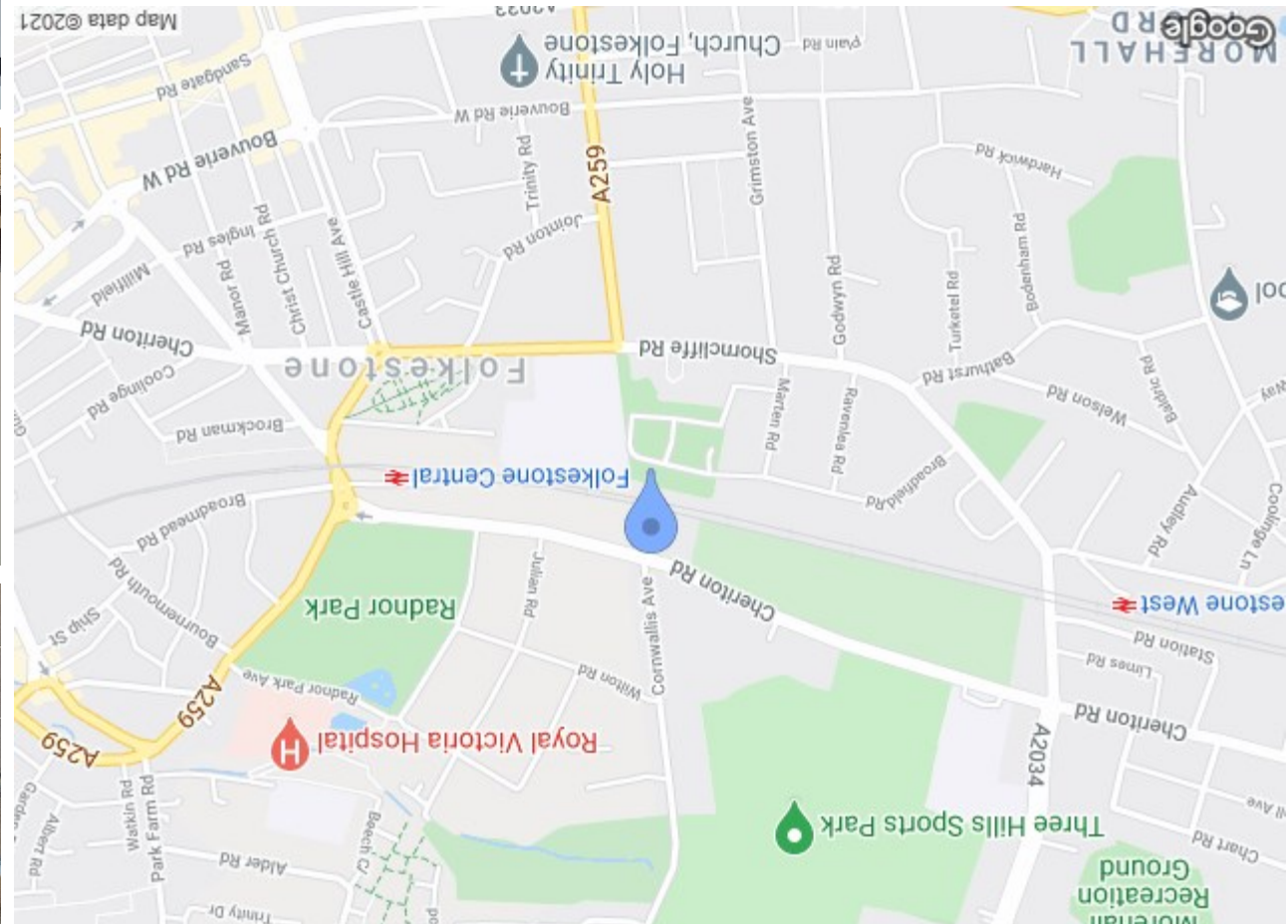


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 (77 plus)
B (61-91)	
C (55-60)	
D (49-54)	
E (43-54)	
F (35-39)	
G (1-20)	
Not energy efficient - higher running costs	
Current	85
Possible	95
Energy Efficiency Rating	



31 WESTBROOK DRIVE
FOLKESTONE



31 WESTBROOK DRIVE
FOLKESTONE

£350,000

- Three double bedrooms
- Family bathroom and en-suite
- Immaculate condition throughout
- Allocated parking
- Large garden
- Stylish kitchen
- Central location

LOCATION

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.

ABOUT

Beautifully Presented THREE Bedroom EXECUTIVE Home with Parking in the Heart of Folkestone!

Miles and Barr are excited to offer this beautiful three bedroom home to the market. Set on a new development, just off Broadfield Road in the West End, this home is within easy reach of the town centre and sea front, good schooling at Junior, Secondary and Grammar levels and excellent transport links by road and train, including the High Speed link to London, making this home ideally set for all your needs.

Inside you will find the home is in stunning condition throughout with some extra high spec touches and offers accommodation comprising; entrance hall, downstairs cloakroom, beautiful kitchen with integrated appliances, spot lights and bay window seating area, a spacious lounge/diner with french doors leading to the rear garden, and plenty of storage areas on the ground floor. Upstairs are three good double bedrooms, with the master having an en-suite shower room, plus a further family bathroom. Outside to the rear is an enclosed garden approximately 30ft mainly laid to lawn with patio area and rear access, and to the front is allocated off street parking.

The home also benefits from gas central heating and double glazed windows throughout, and comes with the new home 10 year guarantee from 2017.

For your chance to view this lovely family home in the heart of Folkestone, please call MILES AND BARR today!

DESCRIPTION

- Ground Floor
 - Entrance Hall
 - Kitchen / Dining Area 14'4 x 9'9 (4.37m x 2.97m)
 - Lounge 14'5 x 12'6 (4.39m x 3.81m)
 - Cloakroom
- First Floor
 - Bedroom Two 14'5 x 9'9 (4.39m x 2.97m)
 - Bedroom Three 14'5 x 10'11 (4.39m x 3.33m)
 - Bathroom
- Top Floor
 - Bedroom One 14'7 x 14'5 (4.45m x 4.39m)
 - En-suite Shower Room
- External
 - Parking
 - Rear Garden

