

## Linden Crescent, , Folkestone, CT19 5RP

- THREE BEDROOM TERRACED HOME
- WALKING DISTANCE TO FOLKESTONE CENTRAL HS1 STATION
- MODERN BATHROOM
- ON ROAD PARKING
- POPULAR LOCATION
- SET OVER THREE FLOORS
- GREAT GARDEN

**Guide Price £300,000**





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## DESCRIPTION

Nestled in the sought-after area of Linden Crescent, Folkestone, this charming mid-terrace house offers a delightful living experience for families and professionals alike. Boasting three well-proportioned bedrooms, this property is set over three floors, providing ample space for comfortable living.

The interior features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The good-sized bathroom caters to the needs of a busy household, ensuring convenience and comfort.

One of the standout features of this home is the lovely garden, which offers a serene outdoor space for relaxation and recreation. Whether you wish to cultivate your green thumb or simply enjoy al fresco dining, this garden is a wonderful addition to the property.

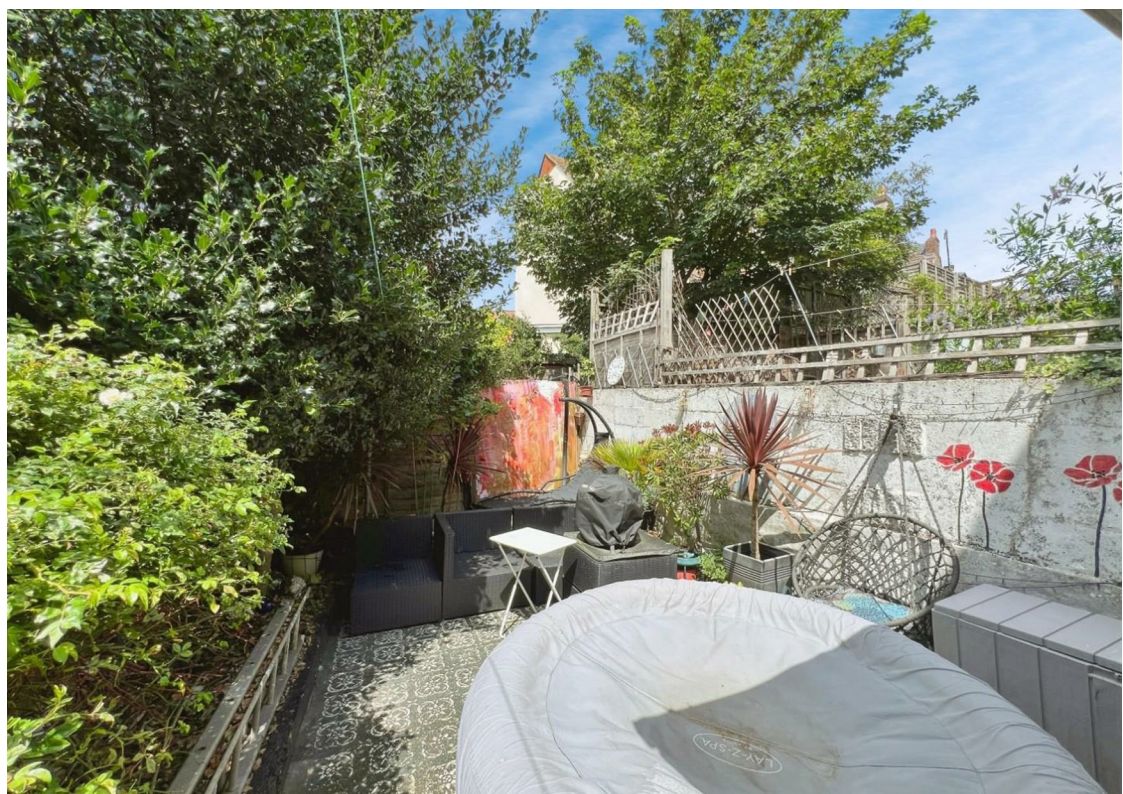
Location is key, and this home does not disappoint. It is conveniently situated close to local shops and amenities, making daily errands a breeze. Additionally, the nearby bus routes and the Folkestone Central HS1 railway station, within walking distance, provide excellent transport links for those commuting to London or exploring the surrounding areas.

For those with vehicles, on-road parking is available.

In summary, this fantastic three-bedroom terraced home in Linden Crescent is a perfect blend of comfort, convenience, and charm, making it an ideal choice for anyone looking to settle in this vibrant part of Folkestone.

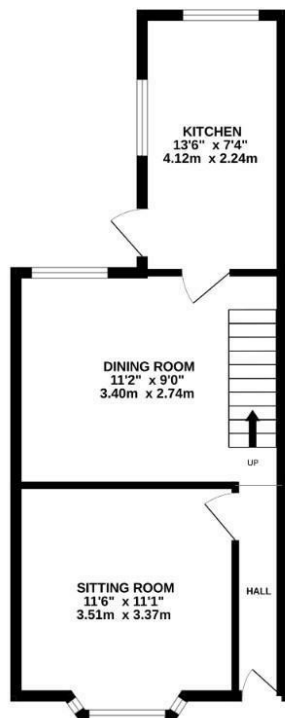




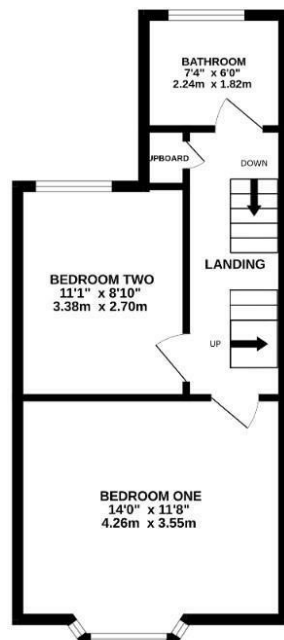




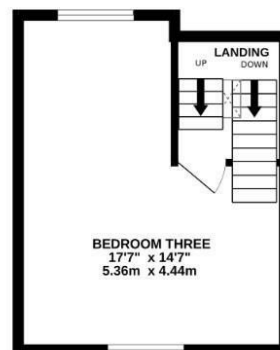
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Viewings

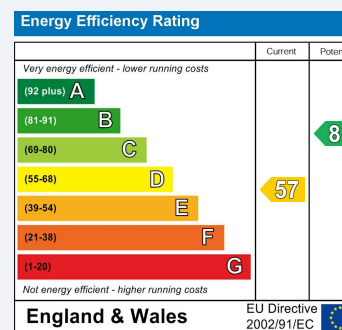
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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