



**Linden Crescent
Folkestone, CT19 5SB**

Guide Price £300,000

Gao
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MAIN FEATURES:

- **Spacious Mid Terrace House Arranged Over Three Floors**
- **Fitted Kitchen**
- **Good Size Lounge/Diner**
- **Four Bedrooms**
- **Large Family Bathroom/WC**
- **Rear Garden with Outside Storage**

A fantastic opportunity to acquire this spacious mid-terrace house, arranged over three well-proportioned floors. The property offers generous and versatile accommodation, comprising a fitted kitchen, a good-size lounge/diner ideal for modern living, four bedrooms set across the upper floors, and a large family bathroom/WC. To the rear, the house benefits from a private garden with useful outside storage. Linden Crescent is situated in a popular residential area of Folkestone, well regarded for its strong rental demand.

The location offers excellent access to local shops, schools, and amenities, with Folkestone town centre, the seafront, and Harbour Arm all within easy reach. High-speed rail services from Folkestone provide convenient links to London, making the area particularly attractive to commuters. The nearby M20 also offers straightforward road connections to Ashford, Dover, and beyond. This is an ideal investment in a sought-after area, combining space and location.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide 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 only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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