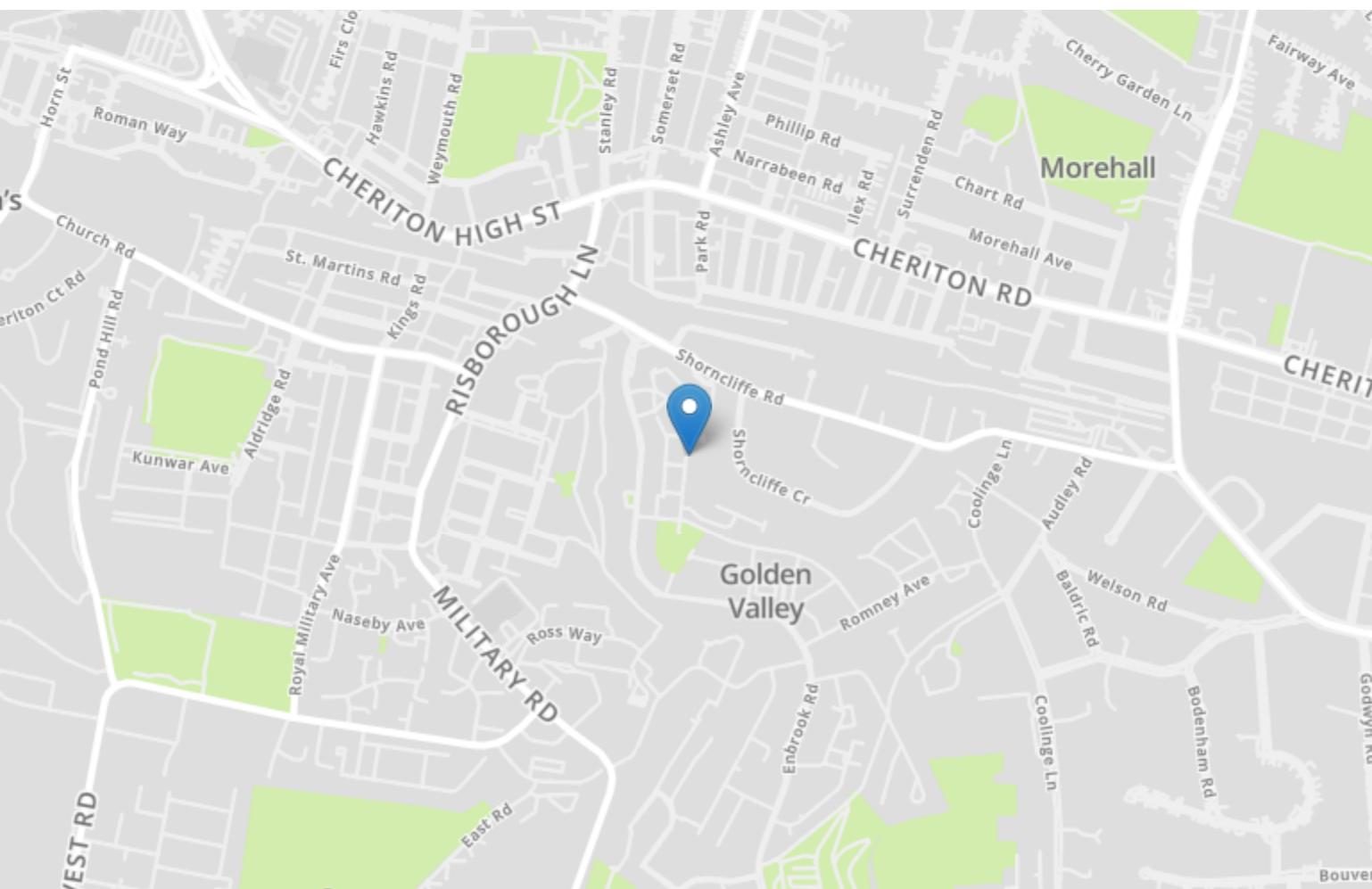


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## 31 Brambley Crescent

Folkestone  
CT20 3PU

**£325,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this charming 3 bedroom end of terraced town house located in the desirable Brambley Crescent, Folkestone. Conveniently situated within walking distance to Folkestone West Train Station, commuting will be a breeze. As you enter, you are greeted by a spacious lounge/diner, perfect for entertaining guests or relaxing with family. The kitchen is well-equipped with modern appliances and plenty of storage space. The property also features a versatile study/music room, ideal for those who work from home or have a passion for music. Upstairs, you will find three well-appointed bedrooms and a contemporary bathroom. Outside, the property boasts a garage and driveway providing ample parking space. The tiered rear garden offers multiple levels for outdoor enjoyment and relaxation. Not to mention, this home comes equipped with energy-efficient solar panels, helping to reduce your carbon footprint while saving on energy costs. Don't miss out on the opportunity to make this house your new home sweet home in Folkestone's Brambley Crescent! Schedule a viewing today.



**Porch**

**Entrance Hall**

**Study/Music Room**

11' 6" x 9' 3" (3.51m x 2.82m)

**Lounge/Dining Room**

25' 6" x 19' 0" (7.77m x 5.79m)

**Kitchen**

11' 6" x 9' 3" (3.51m x 2.82m)

**Second Floor Landing**

**Bedroom One**

13' 10" x 10' 8" (4.22m x 3.25m)

**Bedroom Two**

10' 2" x 11' 3" (3.10m x 3.43m)

**Bedroom Three**

9' 1" x 8' 0" (2.77m x 2.44m)

**Bathroom**

5' 6" x 7' 5" (1.68m x 2.26m)

**Garage**

16' 9" x 9' 4" (5.11m x 2.84m)

**Off Road Parking**

**Rear Garden**

