

## 23 Brabner Close

Folkestone  
CT19 6LW

**£350,000 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this extended four bedroom end of terraced that has been immaculately cared for by the current vendors. The property offers a substantial living space including a lounge/diner, kitchen, large second reception room/bedroom five, utility room, downstairs W.C, four bedrooms, family bathroom, shower room and separate W.C on the first floor. Additional benefits include a large tiered rear garden, resin driveway and distant sea views. For your chance to view call sole agent Burnap + Abel now on 01303 258590.



**Entrance Hall**

**Lounge/Dining Room**

19' 11" x 10' 7" (6.07m x 3.23m)

**Kitchen**

19' 9" x 11' 1" (6.02m x 3.38m)

**Reception 2/Bedroom Five**

20' 0" x 10' 0" (6.10m x 3.05m)

**Utility Room**

**W.C**

**First Floor Landing**

**Bedroom One**

12' 5" x 10' 0" (3.78m x 3.05m)

**Bedroom Two**

13' 10" x 9' 8" (4.22m x 2.95m)

**W.C**

**Shower Room**

5' 5" x 4' 8" (1.65m x 1.42m)

**Bedroom Three**

11' 7" x 10' 0" (3.53m x 3.05m)

**Bedroom Four**

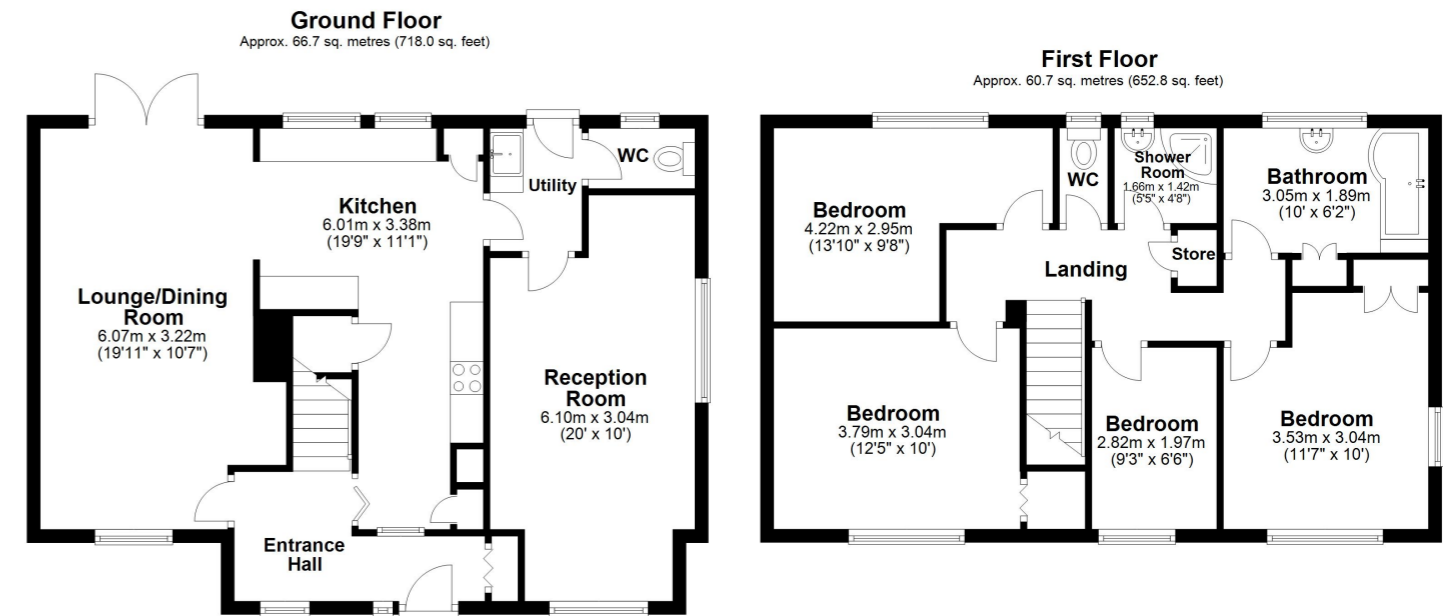
9' 3" x 6' 6" (2.82m x 1.98m)

**Bathroom**

10' 0" x 6' 2" (3.05m x 1.88m)

**Rear Garden**

**Off Road Parking**



Total area: approx. 127.4 sq. metres (1370.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

