



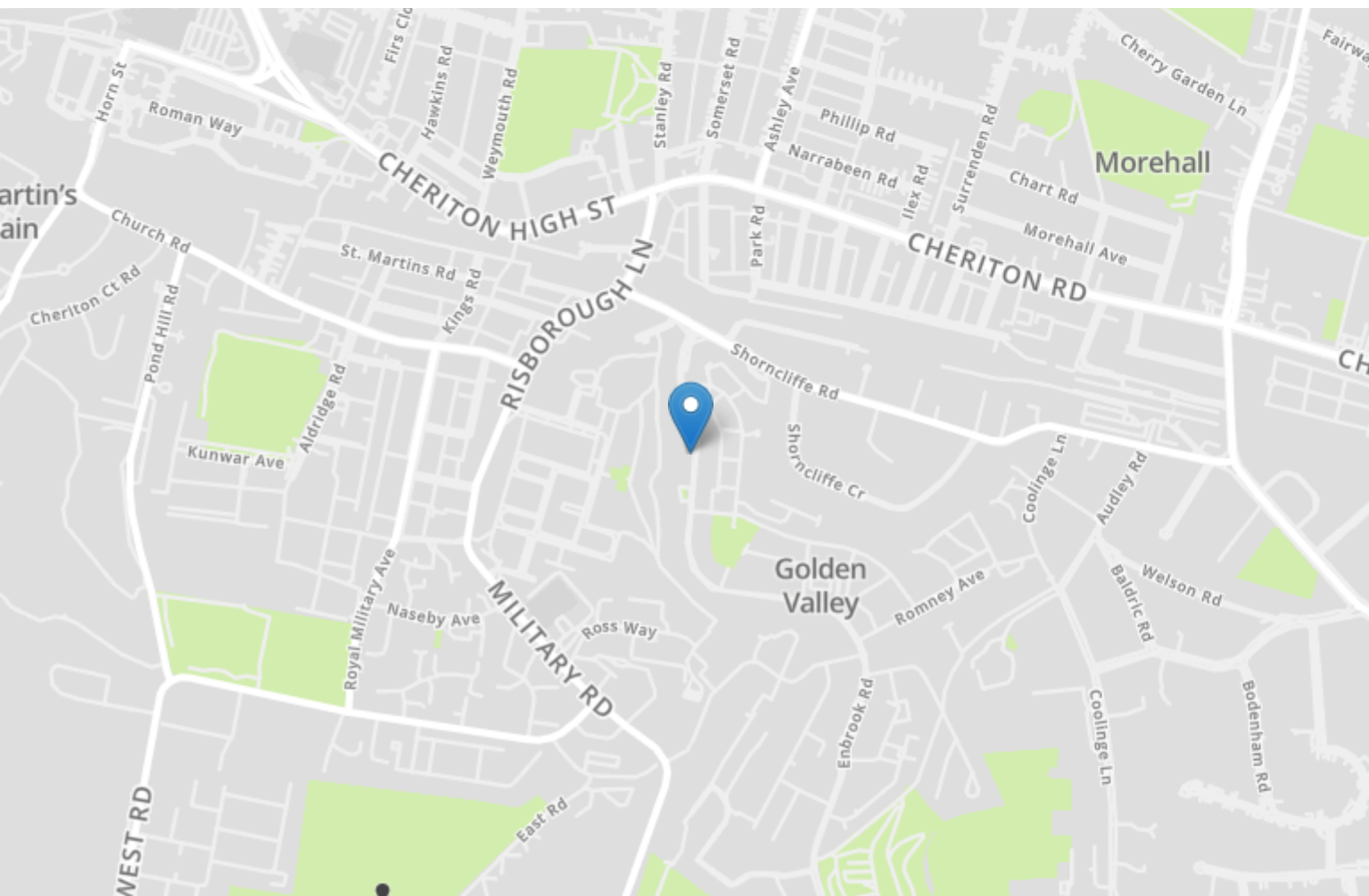
36 Enbrook Valley

Folkestone
CT20 3PT

£425,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Nestled in the sought-after enclave of Enbrook Valley, just moments from the charming seaside village of Sandgate and within walking distance of Folkestone West Station, this beautifully presented three-bedroom semi-detached home seamlessly blends contemporary elegance with everyday comfort. Thoughtfully extended on the ground floor, the heart of this home is its stunning open-plan living space, complete with bi-folding doors that open out onto a generous rear garden — creating an effortless flow between indoor and outdoor living. A log burner adds warmth and character, making this an inviting space all year round. The property boasts a brand-new kitchen finished to a high specification, alongside a stylishly renovated bathroom, reflecting attention to detail throughout. The accommodation also includes a spacious lounge, formal dining room, and three well-proportioned bedrooms upstairs. To the rear, a beautifully landscaped garden offers both privacy and practicality, with a fully equipped garden room ideal for a home office, gym, or creative studio. A large garage and private driveway provide ample off-road parking. Perfect for families, the home sits within the catchment of two Outstanding-rated primary schools — Sandgate Primary and St Martins — and benefits from excellent commuter links, with

www.burnapandabel.co.uk



- Porch
- Entrance Hall
- Lounge
- 17' 0" x 12' 6" (5.18m x 3.81m)
- Kitchen
- 16' 11" x 8' 10" (5.16m x 2.69m)
- Dining Room
- 20' 8" x 9' 11" (6.30m x 3.02m)
- First Floor Landing
- Bedroom One
- 15' 4" x 14' 11" (4.67m x 4.55m)
- Bedroom Two
- 10' 6" x 9' 8" (3.20m x 2.95m)
- Bedroom Three
- 9' 5" x 6' 11" (2.87m x 2.11m)
- Bathroom
- 6' 10" x 5' 6" (2.08m x 1.68m)
- Garage
- 16' 7" x 13' 1" (5.05m x 3.99m)
- Off Road Parking
- Rear Garden

