

# Laing Bennett

Residential sales



**25 Old Mead, Folkestone, Kent, CT19 5UR**

**Guide Price  
£500,000**

**EPC RATING:**

**Superb  
Family  
Home**

A beautifully presented four bedroom family home situated in a quiet cul de sac within the sought after Broadmead Village area.

Accommodation comprises: Ground floor - Entrance porch, spacious hallway, cloakroom/WC, large living room with feature fireplace and walk through opening to the dining room which has sliding patio doors to the rear garden, modern kitchen and a handy utility room with door to rear garden and garage. First floor - Spacious landing, bedroom one with extensive built in wardrobe range and en suite cloakroom/WC, Three further bedrooms, modern family bathroom/WC. Outside - The front garden is laid to lawn set behind hedging, paved driveway providing off road parking and access to the garage. The attractive rear garden has an extensive sun terrace with central artificial lawn and further terracing which provides a great place for the family to congregate or al fresco entertaining. EPC Rating = TBC



Approximate Gross Internal Area = 120 sq m / 1295 sq ft  
Garage = 15 sq m / 163 sq ft

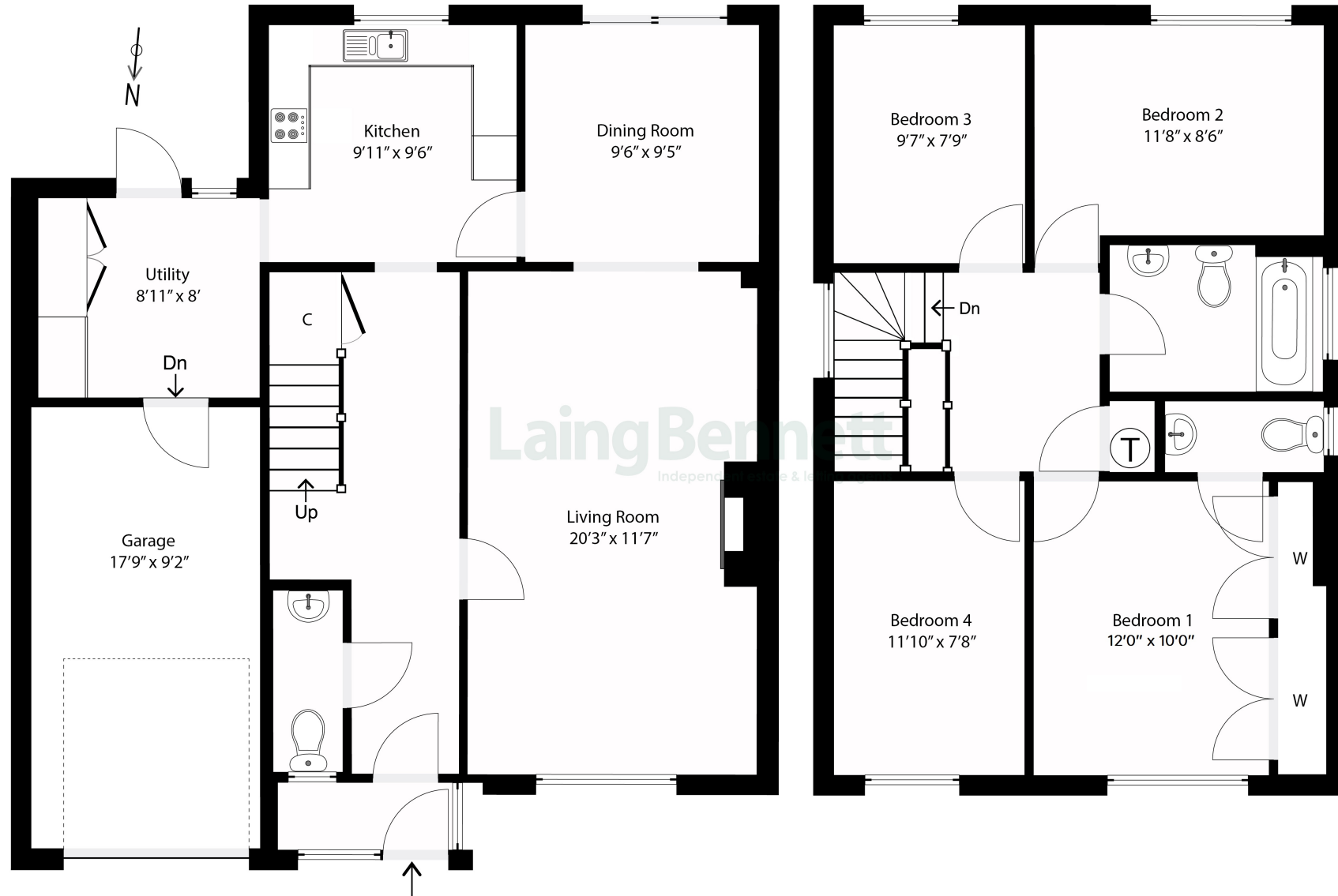


Illustration for Identification purposes only. Measurements are approximate.  
Not to scale. Outbuildings are not shown in actual location.

### Situation

This beautiful home is located in 'Old Mead', a desirable cul-de-sac in Broadmead Village, Folkestone. The property is within a short distance of Folkestone Academy and has good access to the local Grammar schools. Within Broadmead Village there is a shop, duck pond and many green spaces making it a particularly pleasant place to call 'home'. Folkestone offers a wide range of amenities including large supermarkets, independent shops and a library. The town has undergone extensive regeneration and is the home of 'The Creative Quarter' which boasts a thriving collection of artist's studios and creative businesses, as well as a wide range of amenities such as shopping centre, supermarkets, independent shops, restaurants and leisure facilities. The property is located approximately 1.3 miles from Folkestone West Train Station with a direct connection to the High-Speed service to London Stratford and St Pancras stations with an approximate journey time of 53 minutes. This property is also within easy reach of the M20 motorway and Channel Tunnel terminal.

### The accommodation comprises

#### Ground floor

Entrance porch

Entrance hall

Cloakroom/WC

#### Living Room

20' 3" x 11' 7" (6.17m x 3.53m)

#### Dining Room

9' 6" x 9' 5" (2.90m x 2.87m)

#### Kitchen

9' 11" x 9' 6" (3.02m x 2.90m)





### Utility room

8' 11" x 8' 0" (2.72m x 2.44m)

### First floor

#### Landing

#### Bedroom one

12' 0" x 10' 0" (3.66m x 3.05m)

#### Ensuite WC

#### Bedroom two

11' 8" x 8' 6" (3.56m x 2.59m)

#### Bedroom three

9' 7" x 7' 9" (2.92m x 2.36m)

#### Bedroom four

11' 10" x 7' 8" (3.61m x 2.34m)

#### Bathroom/WC

### Outside

#### Garage driveway

17' 9" x 9' 2" (5.41m x 2.79m) approached over driveway providing off road parking

#### Gardens

The front garden is laid to lawn set behind hedging, paved driveway providing off road parking and access to the garage. The attractive rear garden has an extensive sun terrace with central artificial lawn and further terracing which provides a great place for the family to congregate or al fresco entertaining

#### Heating

Gas







## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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