



39 Gray Close, Hawkinge,  
Folkestone, CT18 7PD  
£290,000

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# 39 Gray Close, Hawkinge, Folkestone

A beautifully presented deceptively spacious modern house with stylish kitchen, conservatory, two double bedrooms, secluded gardens with garage and parking in a quiet close.

## Situation

Gray Close is in a popular location in the bustling and expanding village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and an excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

## The Property

This deceptively spacious family house was constructed by a long established reputable local builder in a traditional style using brick and block work with insulated cavity walls. These two bedroom properties were built to offer exceptional accommodation with larger than normal rooms including a stylishly presented kitchen/breakfast room, sitting room and conservatory plus a ground floor cloakroom/WC. Upstairs are two super double bedrooms one with deep built-in wardrobes as well as a family bathroom.

## Outside

The rear garden is fully enclosed with a neat area of lawn and paved patio. A single garage and parking can be found directly to the front of the property en bloc.

## Services

All main services are understood to be connected to the property.

## Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

## Current Council Tax Band: C

## EPC Rating: C

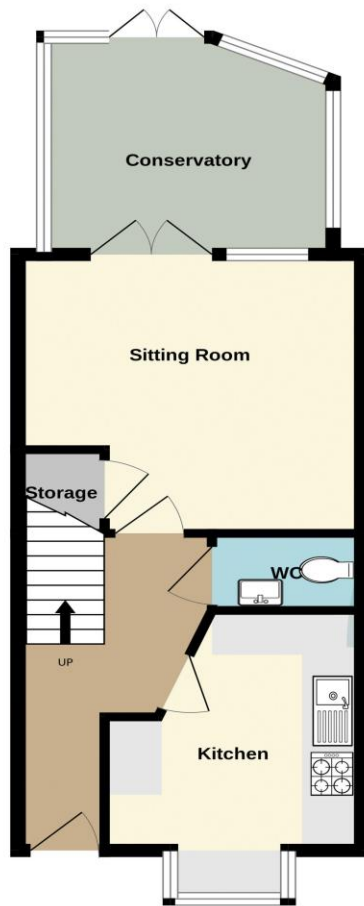
## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

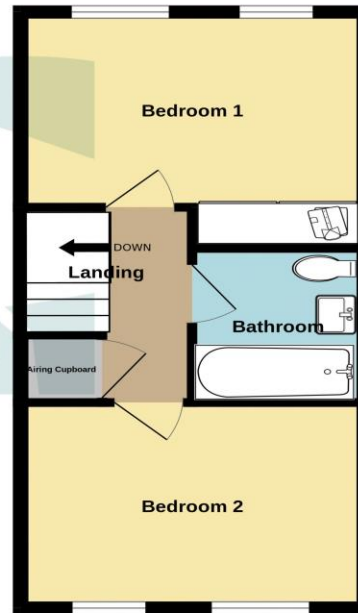


To view this property call Colebrook Sturrock on **01303 892000**

Ground floor  
459 sq.ft. (42.6 sq.m.) approx.



1st floor  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Entrance Hall

## Kitchen

10' 9" x 9' 9" (3.27m x 2.97m)

## Sitting / Dining

13' 4" x 12' 5" (4.06m x 3.78m)

## Conservatory

9' 6" x 8' 11" (2.89m x 2.72m)

## WC

5' 6" x 3' 3" (1.68m x 0.99m)

## First Floor

### Bedroom One

13' 4" x 10' 5" (4.06m x 3.17m)

### Bedroom Two

13' 4" x 9' 1" (4.06m x 2.77m)

### Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

### Garage

8' 11" x 18' 1" (2.72m x 5.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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