



157 Heron Forstal Avenue,
Hawkinge, FOLKESTONE, CT18 7FP
£550,000

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157 Heron Forstal Avenue, Hawkinge, FOLKESTONE

A much improved and updated light and airy detached modern family house with four bedrooms and large double garage in a sought-after location overlooking the village green.

Situation

This excellent property is situated in Heron Forstal Avenue in an enviable position overlooking the village green. Close by are a number of walks and rides over the surrounding idyllic countryside. The village of Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office, and a Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat, and Custard Pot Public House and Take Away food establishments. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to 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 reduces travel time from Folkestone to London St Pancras via Ashford to some 59 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

where a covered walkway leads to the gardens and double garage. Upstairs, off the galleried landing are four generous bedrooms with the main having a spacious modern ensuite shower room as well as a luxurious family bathroom. Viewing is highly recommended to appreciate the position and space that this lovely home has to offer.

Outside

The rear garden is considered low maintenance and has been excellently landscaped to incorporate an area of circular neat lawn, enclosed by a generous paved patio creating several areas in which to enjoy the outside space. A secluded hot tub area offers a serene and private place in which to unwind and relax after a long day. (The hot tub is available for purchase under separate negotiation). At the side of the property is a covered walkway giving access to the double garage while a block paved driveway provides parking to the front of the garage and property.

Services

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

Local Authority

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

Tenure Freehold

Current Council Tax Band: E

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.

The Property

This detached family house offers generous well-proportioned accommodation, having been thoroughly updated and improved throughout by the current vendor and is now considered a stylish yet comfortable family home. A few of the extensive improvements include new UPVC double glazing throughout, fitted white shutters to all the front windows, new boiler, new bath and ensuite shower rooms, landscaped gardens, re-decoration, and carpets. On the ground floor a spacious entrance hall opens to all main rooms including a superb sitting room leading to a generous conservatory and a separate dining room, study and downstairs wc. A spacious kitchen/breakfast room beautifully designed overlooks the rear gardens with matching contemporary units, worktops, integrated electrical goods, water softener plus a boiling and spring water tap. From here is a useful well-equipped utility room with access to the side of the property



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

Total Approximate Area = 1942 sq ft / 180.4 sq m (includes garage & excludes void)

For identification only - Not to scale



Entrance Hall

Dining Room

11' 9" x 10' 3" (3.58m x 3.12m)

Sitting Room

17' 10" x 11' 9" (5.44m x 3.58m)

Conservatory

12' 1" x 10' 10" (3.68m x 3.30m)

Kitchen/Breakfast Room

11' 6" x 10' 9" (3.51m x 3.28m)

Study

8' 8" x 7' 4" (2.64m x 2.24m)

Cloakroom/WC

Galleried Landing

Bedroom One

13' 10" x 12' 0" (4.22m x 3.66m)

Bedroom One Ensuite

8' 10" x 8' 0" (2.69m x 2.44m)

Bedroom Two

13' 10" x 9' 1" (4.22m x 2.77m)

Bedroom Three

11' 11" x 6' 7" (3.66m x 2.01m)

Bedroom Four

10' 11" x 8' 1" (3.33m x 2.46m)

Family Bathroom

8' 8" x 6' 7" (2.64m x 2.01m)

Double Garage

17' 3" x 16' 8" (5.26m x 5.08m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1126131

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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.