



23 Stansfeld Avenue, Hawkinge,
Folkestone, CT18 7SA
£399,995 NO CHAIN

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23 Stansfeld Avenue, Hawkinge, Folkestone

A beautifully presented and improved detached family home situated in a popular village location. No Chain.

Situation

This excellent property is situated in the popular location of Stansfeld Avenue. 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.

The Property

An immaculate, modern detached family house in a popular location within a short level walk of all Hawkinge amenities offering light, spacious and airy accommodation. There is a generous sitting room with a fireplace and a dining room with French doors leading out to the garden. The kitchen/breakfast room is modern and extensively fitted with matching wall and base units with worktops over incorporating a washing machine, dishwasher, hob and oven, space for a dining suite and a fully glazed door opens to private gardens. Upstairs are two double bedrooms one has an en-suite shower room and is fitted with a quality bedroom suite while the other has large built-in wardrobes, the third bedroom has been utilised as a well-fitted walk-in dressing room.

Outside

The rear gardens are fully enclosed laid mainly to neat lawn with an area of paved patio adjacent to the property itself. Extensive colourful and established borders offer some interest to this pretty garden that is not overlooked and is considered quite private. There is a small front garden filled with shrubs and hedging the remainder is designated for driveway parking. The attached garage has an electric up and over door with light and power along with an access door to the rear garden.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: C

Agents Note

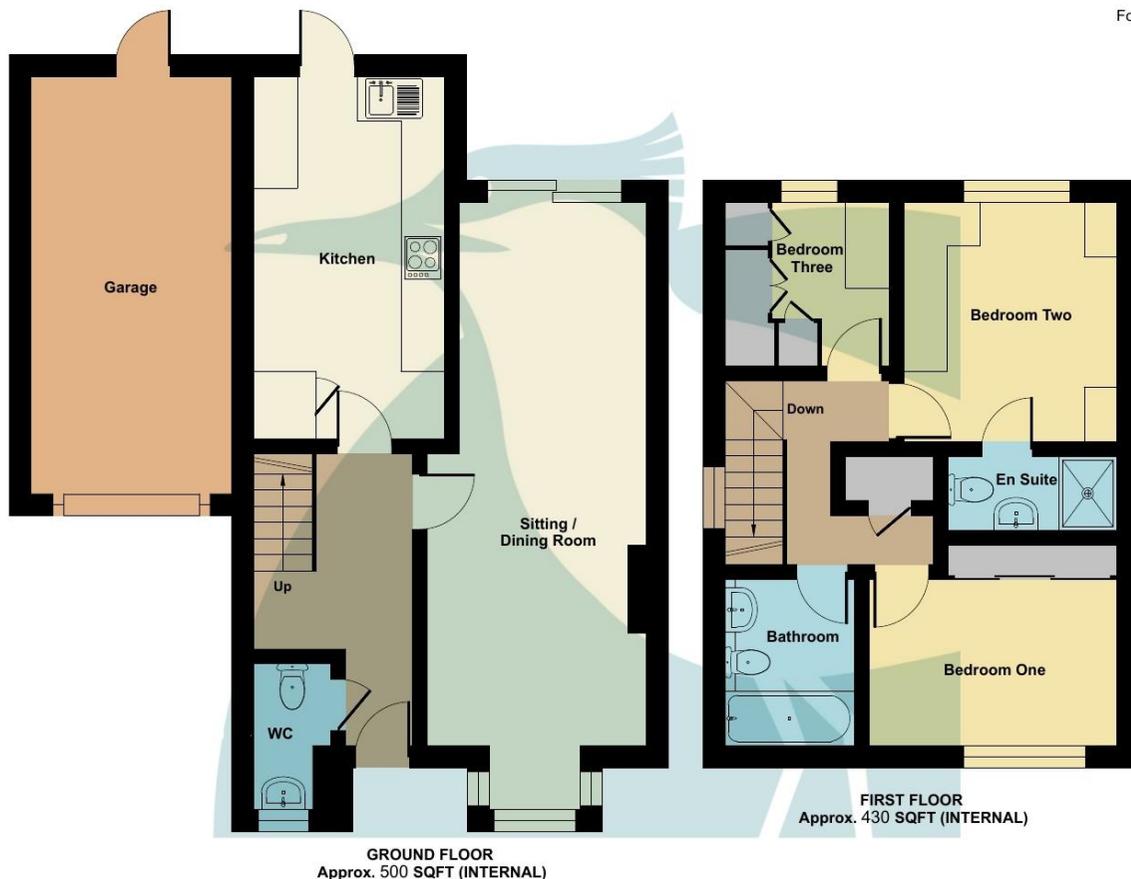
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



Total Approximate Area = 930 sq ft / 86.3 sq m
 Garage = 169 sq ft / 15.7 sq m
 Total = 1099 sq ft / 102 sq m
 For identification only - Not to scale



Entrance Hall

Sitting / Dining Room

27' 2" x 9' 11" (8.29m x 3.01m)

Kitchen

16' 2" x 8' 6" (4.94m x 2.59m)

Downstairs WC

Bedroom One

11' 2" x 9' 6" (3.41m x 2.90m)

Bedroom Two

10' 9" x 9' 7" (3.27m x 2.93m)

En-Suite

7' 7" x 3' 6" (2.32m x 1.06m)

Bedroom Three

7' 10" x 7' 7" (2.39m x 2.32m)

Bathroom

7' 10" x 5' 11" (2.39m x 1.80m)

Garage

18' 8" x 9' 1" (5.69m x 2.76m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1157915

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.