



105 The Street  
Hawkinge, FOLKESTONE, CT18 7DE  
£335,000 NO CHAIN

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# 105 The Street, Hawkinge, Folkestone

Semi-detached two bedroom bungalow with garage and driveway situated in a convenient location with a good size lawned garden. No Chain.

## Situation

The property is set well back in The Street being within a short level walk to all the village amenities. 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 a new 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 charming semi-detached bungalow is bright, airy, and offered with no onward chain. The present accommodation includes an entrance hall, a front-facing sitting/dining room with a large full-height double window providing lovely views over the front garden. At the back of the property, the well-appointed kitchen/breakfast room features matching wall and base units, an integrated electric oven and hob, as well as a fridge/freezer and washing machine, which will remain.

There are two bedrooms, one of which is positioned at the rear, offering garden views and built-in wardrobes. Well-maintained and thoughtfully presented, this bungalow must be viewed internally to be fully appreciated.

## Outside

The rear garden is a delightful surprise, primarily laid to lawn and fully enclosed, with a patio area directly behind the property perfect for outdoor relaxation. To the side, there is a garage with an up-and-over door at the front and a separate side door providing convenient access from the rear garden. At the front, a generous driveway offers ample parking, complemented by a well-sized garden with attractive border beds, adding to the property's charm.

## Services

All services are understood to be connected.

## Local Authority

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

## Tenure: Freehold

## Current Council Tax Band: C

## EPC Rating: C

## Agents Note

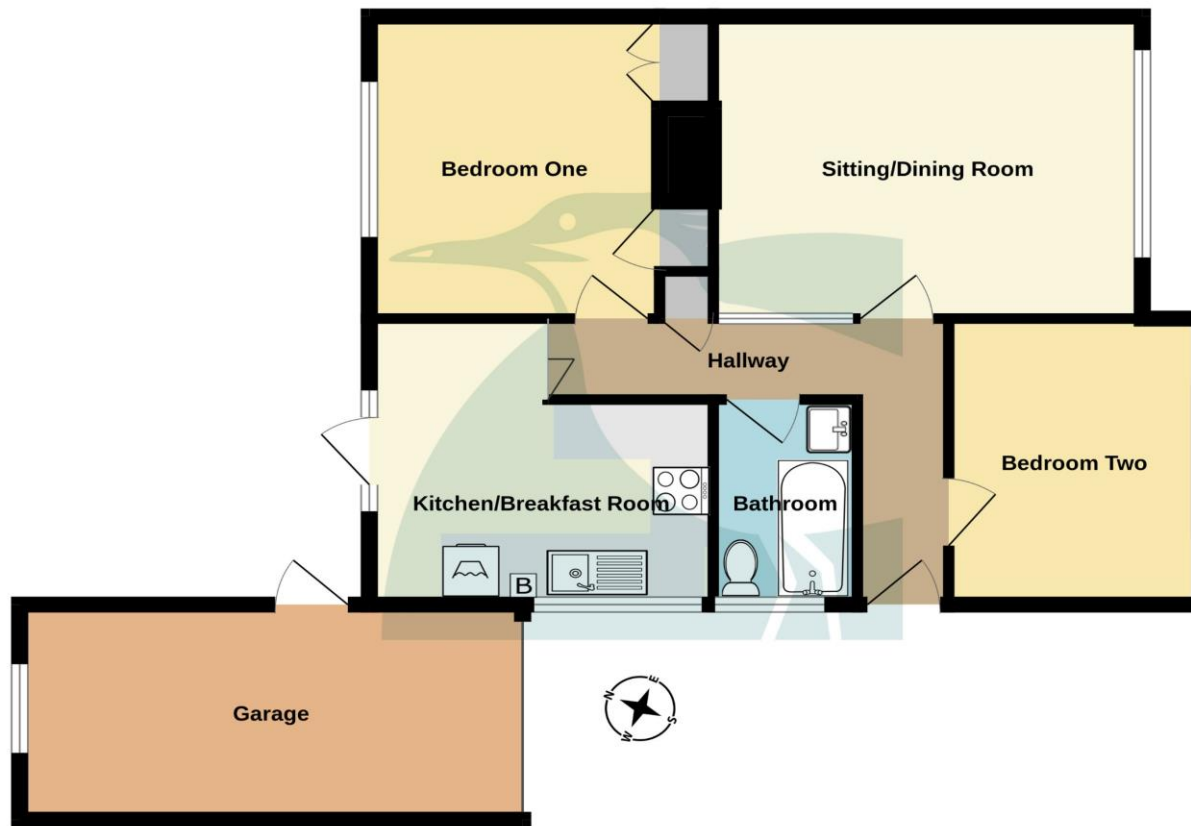
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





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

# Ground Floor 730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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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## Hallway

## Sitting/Dining Room

14' 9" x 11' 2" (4.49m x 3.40m)

## Kitchen/Breakfast Room

12' 3" x 10' 7" (3.73m x 3.22m)  
Narrowing to 7' 7" (2.31m)

## Bedroom One

11' 2" x 10' 0" (3.40m x 3.05m)

## Bedroom Two

10' 7" x 8' 8" (3.22m x 2.64m)

## Bathroom

7' 9" x 4' 11" (2.36m x 1.50m)

## Garage

17' 3" x 8' 0" (5.25m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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