



64 Canterbury Road  
Hawkinge, Folkestone, CT18 7BP  
£400,000

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# 64 Canterbury Road

## Hawkinge, Folkestone

A deceptively spacious and beautifully maintained two double bedroom semi-detached bungalow, featuring a modern kitchen / dining room and generous garden.

### Situation

This super property is ideally situated, in a central location. Close by are a number of walks and rides over the surrounding idyllic countryside. 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 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

This charming bungalow features an entrance porch with classic quarry-tiled flooring, leading into a wide entrance hall laid with quality wood-effect laminate. The inviting sitting room enjoys a front bay window and a cosy fireplace, creating a warm and welcoming atmosphere. There are two comfortable double bedrooms and a fully tiled bathroom complete with a white suite, shower over the bath, and a heated chrome towel radiator. Overlooking the beautifully maintained rear gardens, the generously sized kitchen is superbly fitted with a wide range of modern matching units, incorporating Zanussi eye-level double ovens, a gas hob, and an extractor hood. A washing machine, tumble dryer and a tall fridge-freezer are included.

### Outside

The rear gardens are generously sized and have been thoughtfully landscaped to create a superb outdoor space, perfect for relaxation and enjoying the sights and sounds of nature. A shaped paved patio with raised borders provides an ideal spot for outdoor seating, complemented by a charming covered seating area. A timber deck runs alongside the garage, leading to a useful store or potting shed positioned at the rear. The remainder of the garden features immaculate lawns interspersed with a variety of shrubs and plants, offering interest and colour in every corner of this delightful and well-tended garden. The front garden is laid to neat lawn with the majority prioritized for off road parking. To the side is the garage behind quality wooden gates.

### 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: D

### 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 = 972 sq ft / 90.2 sq m (includes garage)

For identification only - Not to scale

## Entrance Porch

5' 0" x 3' 9" (1.52m x 1.14m)

## Hall

11' 11" x 5' 0" (3.63m x 1.52m)

## Sitting Room

14' 2" x 14' 2" (4.31m x 4.31m)

## Kitchen/Dining Room

15' 11" x 13' 4" (4.85m x 4.06m)

## Bedroom One

12' 2" x 11' 8" (3.71m x 3.55m)

## Bedroom Two

11' 8" x 9' 1" (3.55m x 2.77m)

## Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

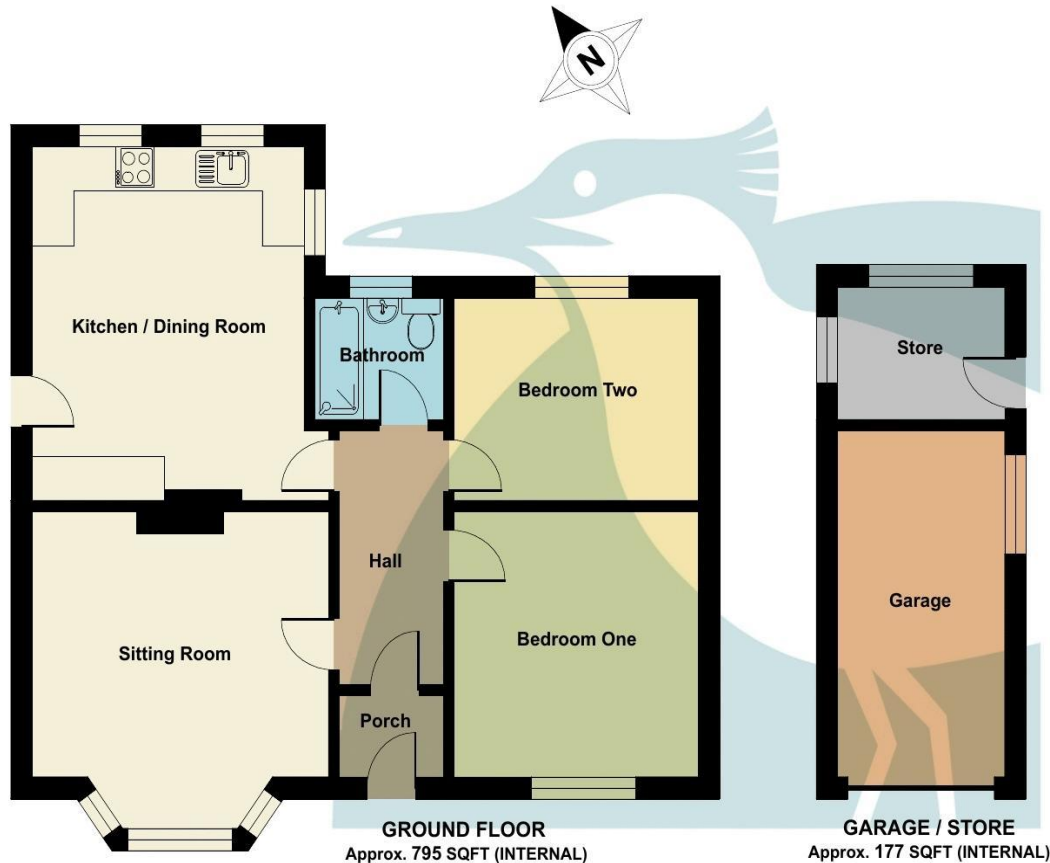
## Garage

15' 8" x 8' 0" (4.77m x 2.44m)

## Store

8' 0" x 5' 11" (2.44m x 1.80m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1297067

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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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