



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

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72 Heron Forstal Avenue

Improved four bedroom family home, two bath/shower rooms plus a fabulous entertainment centre in the rear garden all within easy reach of local amenities.

Situation

Situated in a desirable cul-de-sac off Uphill in popular Hawkinge, this property is close to all the amenities and countryside walks.

Hawkinge offers a Tesco Express, Lidl, doctors, dentists, two primary schools, a Post Office, community centre, village hall, Mayfly restaurant, coffee shop, and takeaways.

Regular buses run to Folkestone and Canterbury, both with excellent facilities and mainline trains to London, including the High Speed Link.

The Property

This much-improved and attractively presented family house was originally constructed by McLean Homes in their ever-popular "Mayfair" style. Generously proportioned and thoughtfully modernised, the property now offers stylish and practical accommodation that's perfectly suited to family living and entertaining. Recent updates include a new family bathroom, an updated en-suite shower room, and a contemporary cloakroom/WC.

On the ground floor, the home features a porch and welcoming entrance hall, a spacious sitting room with a contemporary style wall mounted feature fireplace, and a separate dining room that leads into a large conservatory with underfloor heating, perfect for year-round use. The kitchen/breakfast room has been well-appointed to offer both functionality and comfort, complemented by a useful utility room with space and plumbing for two washing machines and a tumble dryer. Also on the ground floor is a modern updated cloakroom/WC, along with an office/study, providing flexible living space.

Upstairs, a generous wide landing leads to four well-sized bedrooms, the master bedroom having a superb built-in bedroom suite and a wonderful modern en-suite walk-in shower room. A stylish family bathroom completes the generous and immaculate accommodation.

The home benefits from full gas-fired central heating and UPVC double glazing throughout, offering both efficiency and comfort.

This is a superb example of a modernised and well-loved family home in a sought-after residential area. Viewing is highly recommended to fully appreciate the size and quality of the accommodation, along with the impressive rear garden and outdoor entertaining space.

Outside

The rear garden is a generous size and features a fantastic multi-purpose outbuilding made up of three connected sections: a fully enclosed summer house/bar, an adjoining gazebo-style structure, and a partially enclosed hot tub area that opens into the gazebo — creating a seamless and sociable space ideal for year-round entertaining and relaxation.

Importantly, while this setup is perfect for adults, the remainder of the garden still offers ample space for children's play and outdoor activities. Currently, part of the garden is sectioned off with free-standing grills for dogs, but once removed, it provides an excellent open area for family use.

Access to the front of the property is available from both sides, making it ideal for pets and guests alike.

Services

All main 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: E

EPC Rating: C

Agents Note

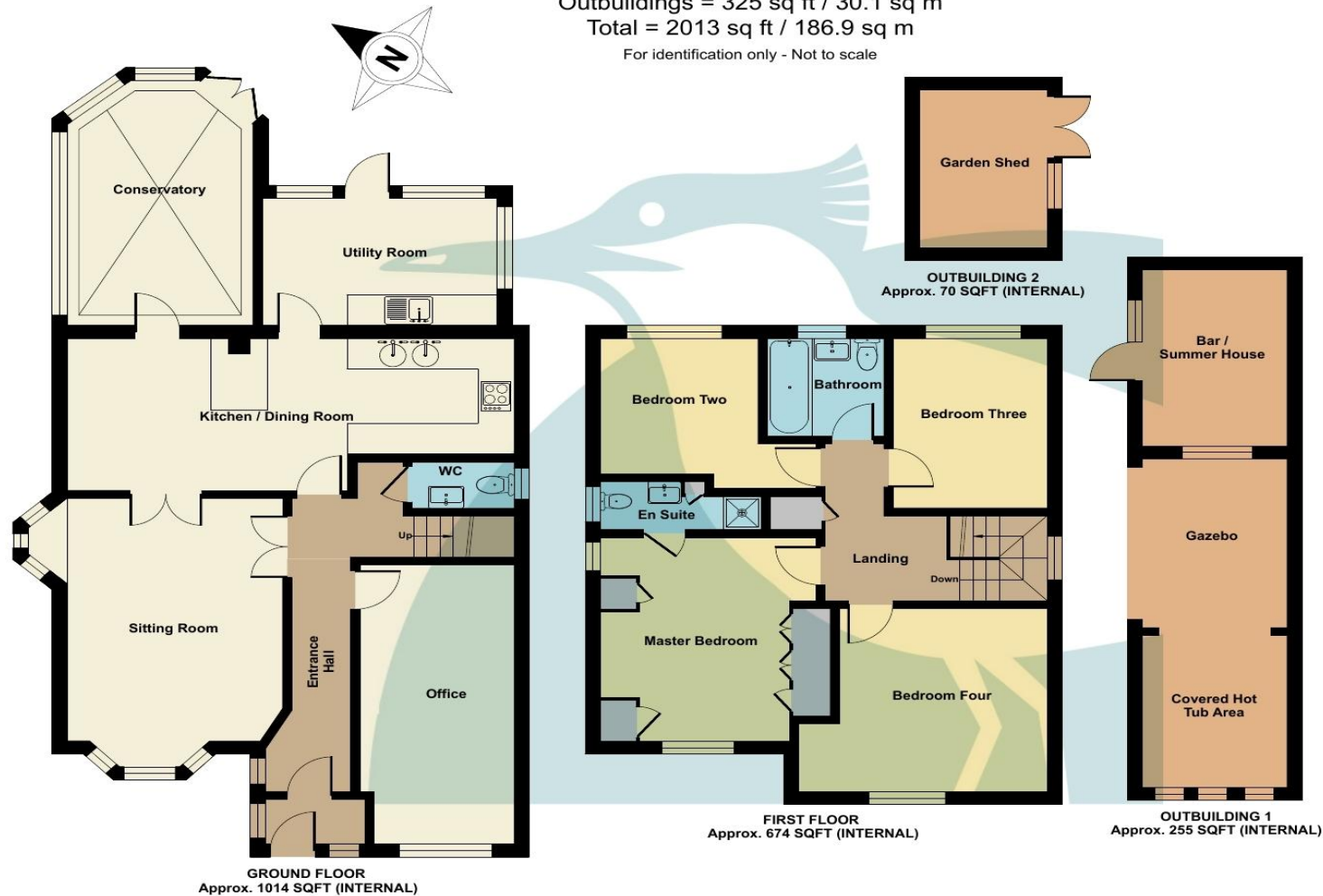
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Approximate Area = 1688 sq ft / 156.8 sq m
 Outbuildings = 325 sq ft / 30.1 sq m
 Total = 2013 sq ft / 186.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall 18'8 x 3'3 (5.69 x 0.99)
Sitting Room 15'6 x 11'10 (4.72 x 3.61)
Kitchen / Dining Room 24'6 x 9'9 (7.48 x 2.96)
Conservatory 15'7 x 10'3 (4.76 x 3.12)
Utility Room 12'11 x 8'1 (3.93 x 2.47)
Office 17'10 x 8'6 (5.43 x 2.58)
WC 5'7 x 3'1 (1.70 x 0.95)
Landing 12'2 x 10' (3.71 x 3.05)
Master Bedroom 13'0 x 12'3 (3.96 x 3.74)
Ensuite 9'10 x 3'4 (2.99 x 1.01)
Bedroom Two 13'8 x 11'8 (4.16 x 3.55)
Bedroom Three 12'3 x 8'8 (3.74 x 2.64)
Bedroom Four 10'11 x 8'6 (3.33 x 2.58)
Family Bathroom 6'10 x 6'3 (2.09 x 1.90)
Covered Hot Tub Area 9'8 x 7'11 (2.95 x 2.42)
Gazebo 10'9 x 7'11 (3.28 x 2.42)
Bar / Summer House 11'3 x 7'11 (3.42 x 2.42)
Garden Shed 10' x 7' (3.06 x 2.13)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1350762

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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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