



140 Canterbury Road, Hawkinge,
Folkestone, CT18 7AX
Price £325,000

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140 Canterbury Road, Hawkinge, Folkestone

Deceptively spacious semi-detached family house in a central village location with four bedrooms, two reception rooms and generous gardens.

Situation

140 Canterbury Road is situated in the central location of Hawkinge close to all amenities. Close by are a number of walks and rides over surrounding countryside. The village of Hawkinge boasts a variety of local amenities, including Shops, Post Office, Tesco Express Store, Bank, Doctors' Surgeries and a new Dental Surgery, Riding Stables, Village Hall, Community Centre, two Primary Schools, Supermarket and a family Public House/Restaurant. 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 long awaited 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 is a well-maintained and deceptively spacious semi-detached four bedroom family house. The internal accommodation is generous and adaptable with a good size sitting room, fully fitted large kitchen/breakfast room and downstairs wc. Upstairs there are four bedrooms and a further family bathroom. This really is an exceptional light and spacious family home with versatile accommodation and viewings are most highly recommended.

Outside

The rear garden is of a generous size fully enclosed and private being mainly laid to neat lawn with established plant and shrub borders. The front garden is open plan and laid to lawn. Approach to off road parking is via a Private Drive

Services

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

Local Authority

Shepway District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Cloakroom

Sitting Room

23' 4" x 10' 10" (7.11m x 3.30m)

Kitchen/Breakfast Room

17' 3" x 9' 10" (5.25m x 2.99m)

First Floor

Master Bedroom

16' 11" x 9' 10" (5.15m x 2.99m)

En-suite to Master Bedroom

Bedroom Two

12' 6" x 11' 9" (3.81m x 3.58m)

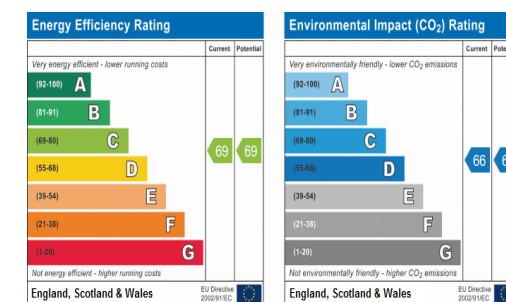
Bedroom Three

12' 6" x 10' 10" (3.81m x 3.30m)

Bedroom Four

8' 6" x 6' 0" (2.59m x 1.83m)

Family Bathroom



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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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