

Property details approval form

16 The Street, Hawkinge, FOLKESTONE, Kent, England, CT18 7DD

Date: 09 April 2024

Property Ref and Version: CBY405464 - 0007

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£450,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Extended Three Bedroom Semi-Detached Bungalow
- > Spacious Lounge Diner With Bi-Folds & Skylight
- > Off Street Parking
- > Generous Rear Garden With Summer House & Workshop
- > Three Double Bedrooms
- > Close To Local Schools & Amenities

○ Short Description

Stunning, recently extended Three Bedroom Bungalow situated just a short walk from local schools, shops and transport links!

○ Long Description

Connells are delighted to present to the market this beautifully presented Three Bedroom Semi-Detached Bungalow, Situated in The Street, Hawkinge.

This home has undergone extensive renovation and extension in recent years and now comprises of a spacious entrance hall which branches out to the lounge diner which leads out to the garden via a set of full width bi-fold doors, open plan kitchen which overlooks the front of the property, three piece shower room and three double bedrooms.

Externally the home benefits from a large rear garden with a shed/workshop and summer house which could be utilised perfectly as an office, gym or entertaining space. To the front is a sloped driveway which will comfortably fit three cars.

○ Directions

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○ Room Description

Shower Room

8' 6" x 8' 3" (2.59m x 2.51m)

Lounge

24' 1" x 10' 10" (7.34m x 3.30m)

Kitchen

10' 2" x 9' 1" (3.10m x 2.77m)

Bedroom One

14' 5" x 10' 1" (4.39m x 3.07m)

Bedroom Two

13' 8" x 10' 3" (4.17m x 3.12m)

Bedroom Three

10' 3" x 16' 11" (3.12m x 5.16m)

Externally

Front and Rear Garden.

Summer House and shed to rear garden.

Driveway to front.

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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature

Date

| | Signature | Date |
|----------------|-----------|------|
| Josh Donald | | |
| Mrs J. Gibbins | | |