



HUNTERS®
HERE TO GET *you* THERE



Paxton Avenue, Hawkinge

Guide Price £600,000 - £625,000



A well presented five bedroom detached home with an impressive open plan reception room, kitchen/dining room, roof terrace, enclosed rear garden and situated in a highly desirable location within easy access to countryside.

The spacious accommodation offers a stylish entrance hall with access to a modern kitchen/dining room and a light and airy open plan reception room. The modern kitchen offers a wealth of wall and base units with a range of integrated appliances including fridge/freezer, oven, microwave oven and dishwasher. The open plan reception room, provides the perfect place to entertain with sitting area, dining area and a valued garden room with access to rear garden.

The first floor offers master bedroom with en suite shower and roof terrace, two further double bedrooms and family bathroom. The second floor offers two further double bedrooms and additional bathroom.

Externally the property offers a driveway leading to a single integral garage providing additional parking and storage. The enclosed rear garden is mainly laid to lawn, with entertaining patio area and a range of flower and shrub borders.

The village of Hawkinge boasts a variety of local amenities. A bus service runs to both the coastal town of Folkestone and the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as a main line train service to London, the travel time from Folkestone to London St Pancras via Ashford is under an hour! To appreciate all that this property has to offer viewing is highly recommended.

Services - Mains water, drainage, gas and electric

Heating - Gas Central Heating underfloor heating throughout the ground floor.

Broadband - Average Broadband Speed 12mb to 900mb

Mobile Phone coverage - Okay - Good

Flood Risk - Very Low



- FIVE BEDROOM DETACHED FAMILY HOME
- IMPRESSIVE OPEN PLAN RECEPTION AREA
 - KITCHEN/DINING ROOM
 - DOWNSTAIRS CLOAKROOM
 - ENSUITES AND TWO BATHROOMS
- DRIVEWAY AND INTEGRATED GARAGE
- ENCLOSED REAR GARDEN & ROOF TERRACE
 - BUILT BY PENTLAND HOMES
- DESIRABLE LOCATION WITH EASY ACCESS TO COUNTRYSIDE



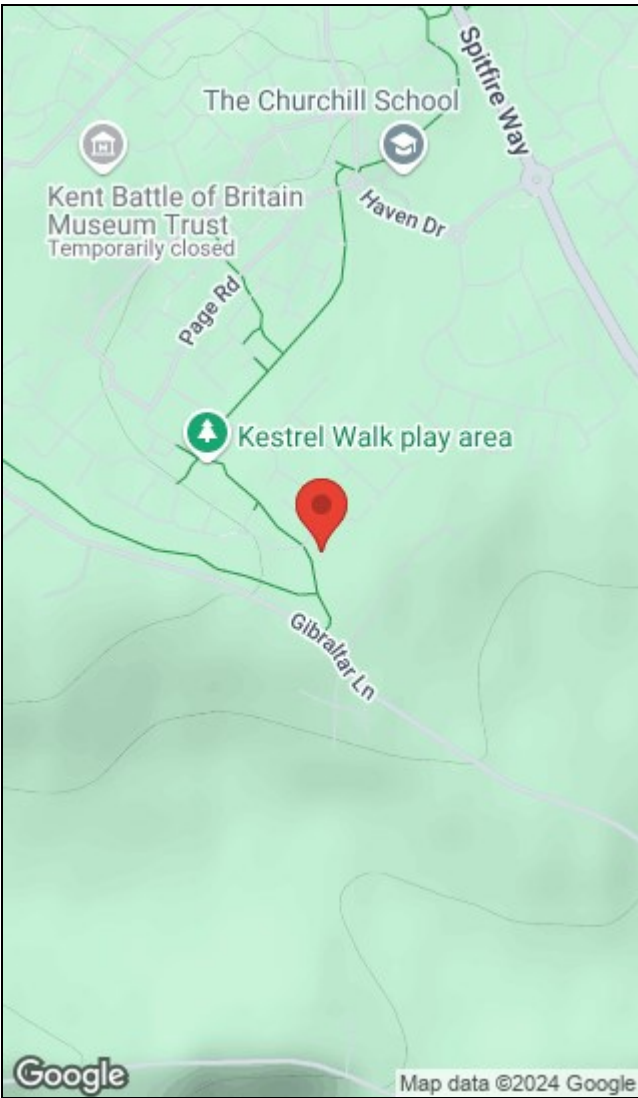
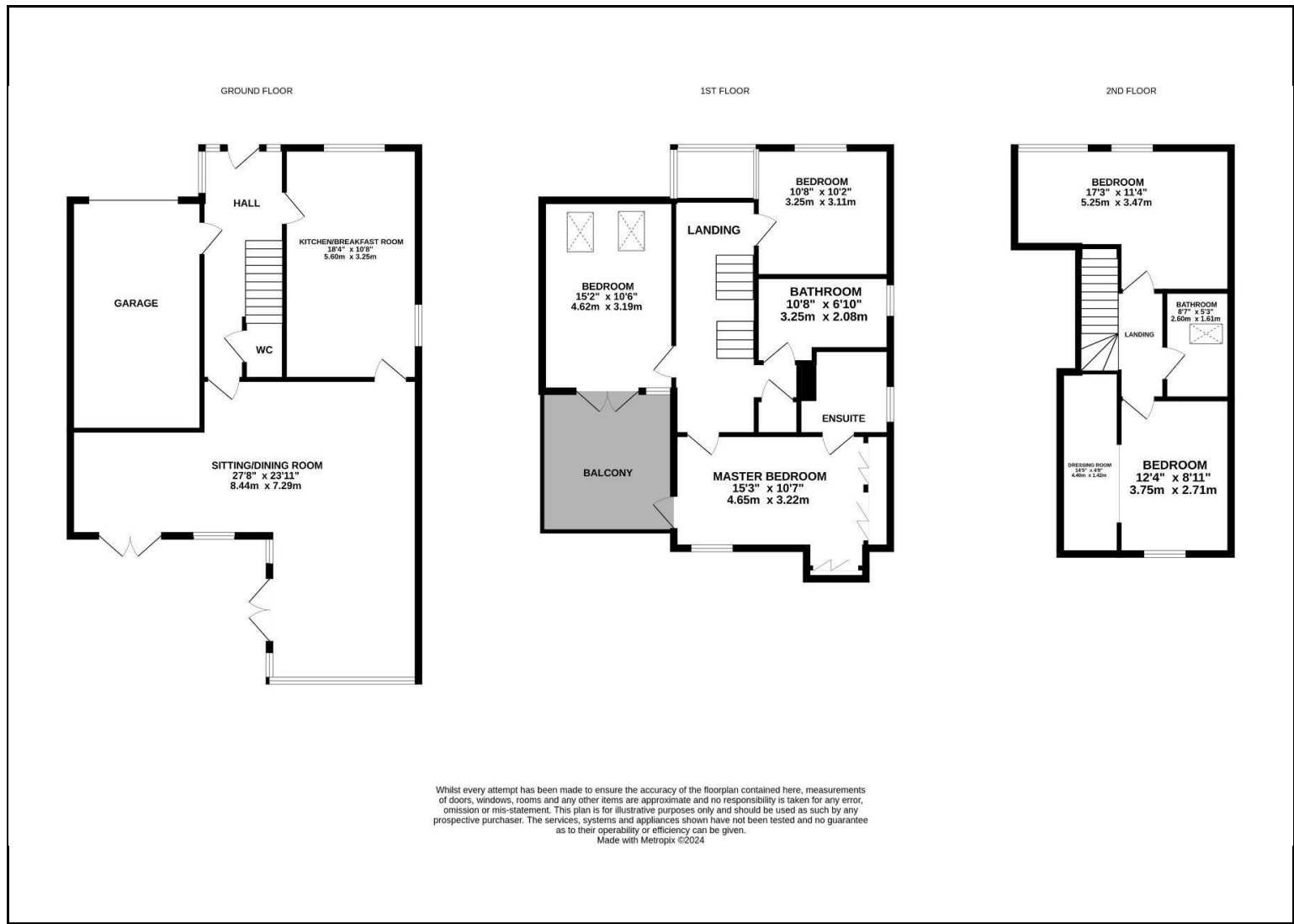












Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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