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# Campbell Road, Hawkinge

## Offers In Excess Of £525,000



Nestled in the sought-after area of Campbell Road, Hawkinge, this stunning five-bedroom detached home offers an exceptional living experience. Built in 2006, the property spans an impressive 2,347 square feet and is presented in beautiful condition throughout, making it an ideal choice for families or those seeking ample space.

Upon entering, you are greeted by two spacious reception rooms that provide a perfect setting for both relaxation and entertaining. The heart of the home features a well-appointed lounge that flows seamlessly into a delightful conservatory, allowing natural light to flood the space and offering picturesque views of the stunning garden. The kitchen is also a large space and could incorporate a dining area comfortably, there is an additional utility room off this.

The property boasts five generously sized bedrooms, ensuring that everyone has their own private retreat. With two bathrooms and two modern ensuite shower rooms, morning routines will be a breeze, accommodating the needs of a busy household with ease.

Outside, the beautifully landscaped garden is a true highlight, providing a tranquil oasis for outdoor enjoyment. Additionally, the property includes access to a tandem-style garage, offering convenient storage solutions and parking for up to three vehicles.

Situated in a great location, residents will benefit from the proximity to local supermarkets and various amenities, making daily life both convenient and enjoyable. This remarkable home on Campbell Road is not just a property; it is a lifestyle waiting to be embraced. Don't miss the opportunity to make this exquisite residence your own.



- FIVE BEDROOM DETACHED FAMILY HOME
- TWO EN SUITES AND TWO BATHROOMS
  - TWO RECEPTION ROOMS
  - TANDEM GARAGE & DRIVEWAY
  - LOVELY GARDEN
- CLOSE TO SUPERMARKETS AND LOCAL AMENITIES
  - SOUGHT AFTER LOCATION
  - DOWNSTAIRS CLOAKROOM
  - UTILITY ROOM











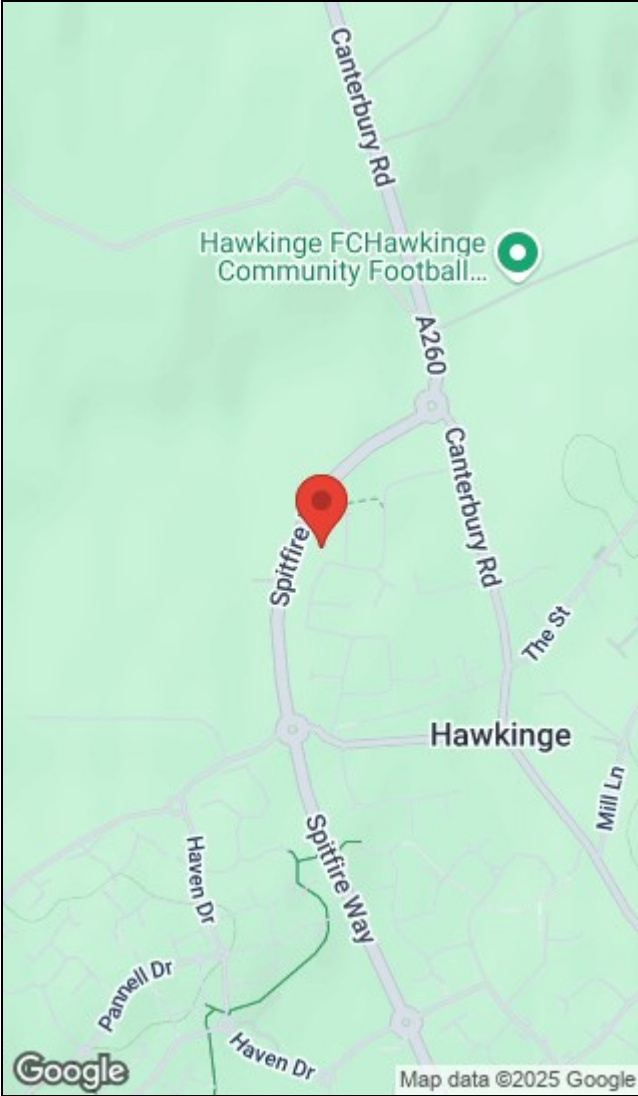
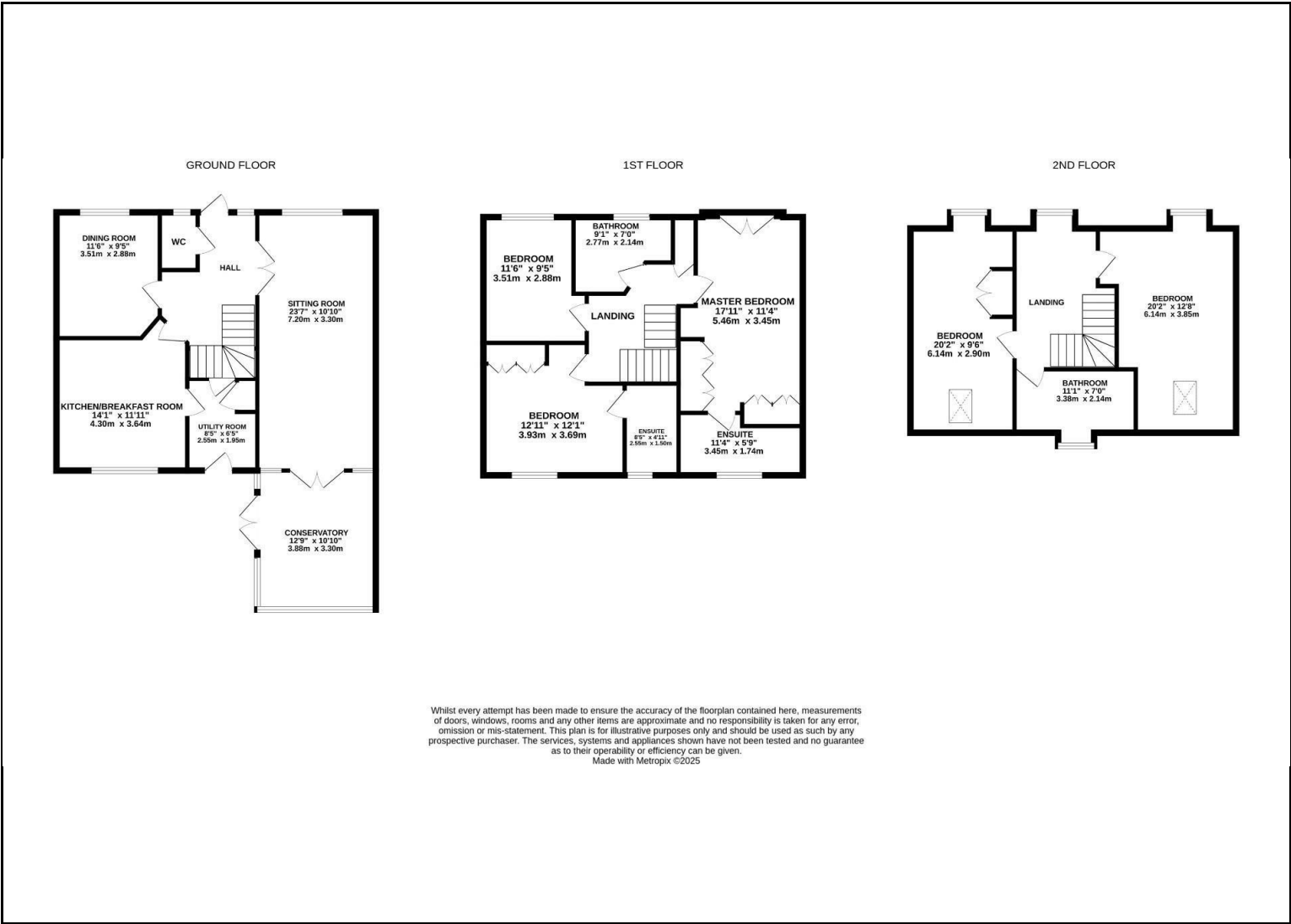













Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B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

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