



17 Gray Close  
Hawkinge, Folkestone, CT18 7PD  
O.I.E.O £250,000

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# 17 Gray Close

**NO CHAIN.** Two double bedroom end-of-terrace modern house with private garden and generous off-road parking – viewing highly recommended.



## Situation

The property is located on the outskirts of the bustling village of Hawkinge. Close by are several walks and rides over surrounding countryside. Hawkinge offers a strong range of everyday amenities including a Tesco Express, Lidl superstore, two pharmacies, doctors' and dental surgeries, two primary schools, a Post Office, and a well-regarded care home. The village also benefits from an active community center, village hall, restaurant, café, and several takeaway options. There is a regular bus service, with further transport links available via the High-Speed Rail services from Folkestone.

## The Property

This attractive cottage-style two-bedroom end-of-terrace house is beautifully presented with light, neutral décor throughout and is considered economical to run, benefiting from gas-fired central heating and UPVC double glazed windows and doors. The ground floor comprises an entrance hall with stairs rising to the first floor, a fitted kitchen positioned to the front of the property, and a spacious sitting/dining room to the rear with patio doors opening out to the garden, creating a bright and comfortable living space. Upstairs there are two good-sized double bedrooms and a family bathroom, with the principal bedroom benefiting from excellent storage with built-in fitted wardrobes. Viewing is highly recommended to fully appreciate this modern home.

## Outside

The rear garden is fully enclosed and not overlooked being mainly laid to neat lawn with an area of raised decking adjacent to the property and a further area at the far rear. Shed to remain. Access to the front via a high timber gate at the side. The front is considered low maintenance with a large expanse of paved driveway parking for at least 3 vehicles.

## Services

All main services are understood to be connected.

## Local Authority

Folkestone and Hythe District Council

## Tenure

Freehold

## Current Council Tax Band: C

## EPC Rating: C

## Agents Note

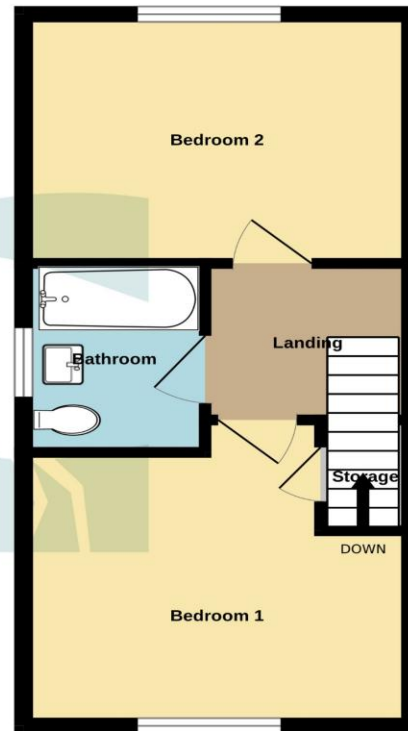
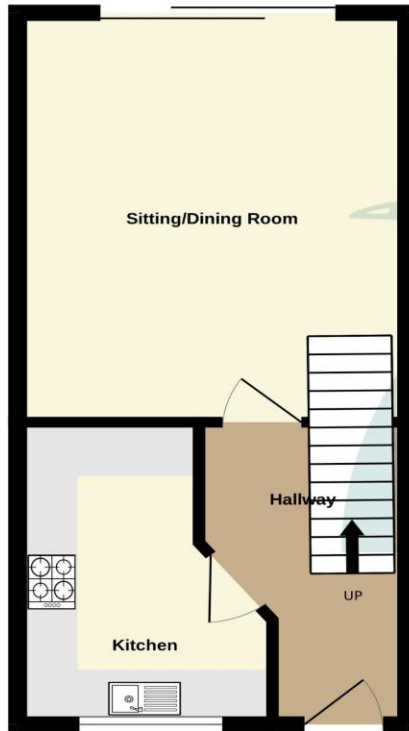
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor  
316 sq.ft. (29.3 sq.m.) approx.

1st floor  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Entrance Hallway

## Kitchen

9' 10" x 7' 10" (2.99m x 2.39m)

## Sitting/Dining Room

14' 9" x 12' 2" (4.49m x 3.71m)

## Landing

## Bedroom One

12' 2" x 11' 2" (3.71m x 3.40m)

## Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m)

## Bathroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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