



17 St Michaels Walk
Hawkinge, Folkestone, CT18 7EE
O.I.E.O £325,000

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17 St Michaels Walk

A three-bedroom end-terrace house with ample parking, in a quiet setting on the edge of the village. Gardens to front and rear.

Situation

17 St Michaels Walk is ideally located on the edge of Hawkinge, providing the perfect balance between village convenience and countryside living. Hawkinge offers a wide range of essential facilities, including a Tesco Express, Lidl Superstore, two pharmacies, a doctors' surgery, dental practice, two primary schools, a Post Office, and a well-equipped care home. For leisure and social activities, the village features an active community center, village hall, the Mayfly restaurant, a café/coffee shop, and a selection of takeaway options including Indian and Turkish cuisine.

On the first floor there are two double bedrooms and a generous single served from a landing with built-in airing and storage cupboards, enhancing practicality. The family bathroom is neatly appointed and serves all bedrooms.

Further benefits include modern double glazing throughout and gas central heating. Overall, this is a well-maintained and practical home, well suited to a range of buyers seeking a comfortable property in a peaceful residential location.

Outside

To the front is a block paved parking area suitable for 2-4 cars and separate front garden which has its own access direct to Paddlesworth Road.

The enclosed rear garden is mainly laid to lawn, but which also has rear access. There is a raised canopied deck to one corner for outside entertaining whilst to the side is a spacious summerhouse/store.

Services

All services are understood to be connected.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: D

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.



A regular bus service connects Hawkinge to the coastal port of Folkestone to the south, and to the cathedral city of Canterbury to the north via the A2. Both destinations offer excellent shopping, recreational, and educational facilities, along with mainline train services to London. The high-speed rail link is also available from Folkestone, providing fast connections to London St Pancras via Ashford. The property is conveniently located just a short drive from the Channel Tunnel terminal at Cheriton and the M20 motorway, making it ideal for commuters and frequent travelers.

The Property

A modern end-terrace home, in a quiet setting, offering private gardens to both the front and rear along with ample off-road parking.

The property is attractively presented throughout and benefits from a welcoming entrance hall with an additional lobby area, leading into a well-proportioned kitchen/breakfast room, ideal for everyday family living.

The dual-aspect living room provides a bright and comfortable space, enjoying natural light from both sides and offering a pleasant outlook over the garden. A convenient ground floor WC completes the downstairs accommodation.



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

Total Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale



GROUND FLOOR
Approx. 511 SQFT (INTERNAL)

FIRST FLOOR
Approx. 468 SQFT (INTERNAL)

Entrance Hallway

Kitchen/Dining Room
15' 10" x 10' 11" (4.82m x 3.32m)

Sitting Room
17' 7" x 10' 4" (5.36m x 3.15m)

W/C

First Floor Landing

Master Bedroom
17' 7" x 8' 6" (5.36m x 2.59m)

Bedroom Two
11' 2" x 11' 1" (3.40m x 3.38m)

Bedroom Three
11' 4" x 6' 3" (3.45m x 1.90m)

Family Bathroom
6' 6" x 6' 4" (1.98m x 1.93m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1432084

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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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