



35 Juniper Way  
Hawkinge, Folkestone, CT18 7TU  
£290,000

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# 35 Juniper Way,

## Hawkinge, Folkestone

A modern two-bedroom terraced house built by Pentland Homes, offering stylish and practical living in the sought-after Hawkinge community.

### Situation

Juniper Way is positioned in a popular location close to all amenities. 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 centre, village hall, the Mayfly restaurant, a café/coffee shop, and a selection of takeaway options including Indian and Turkish cuisine. 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 travellers.

### The Property

This attractive modern and convenient home has a super feeling when inside while offering exceptional accommodation that includes entrance hall leading to all ground floor rooms, including a contemporary kitchen/breakfast room with integrated appliances and a convenient ground floor W.C. At the rear, a bright and spacious lounge/dining room features French doors opening onto the garden. Upstairs, there are two well-proportioned double bedrooms and a four-piece family bathroom with separate bath and shower. The home also benefits from approximately three years remaining on the NHBC warranty and a HIVE heating system.

### Outside

The rear garden is mainly laid to low maintenance astro turf, ideal for year-round enjoyment and fully enclosed by high panel fencing. The front garden is low maintenance with attractive blue slate shale with the remainder being paved. The property includes off-road parking. Set within a popular and quiet residential area, this home offers both convenience and a pleasant environment.

### Services

All services are understood to be connected.

Maintenance charges approx. £360 per annum.

### Local Authority

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

### Tenure

Freehold

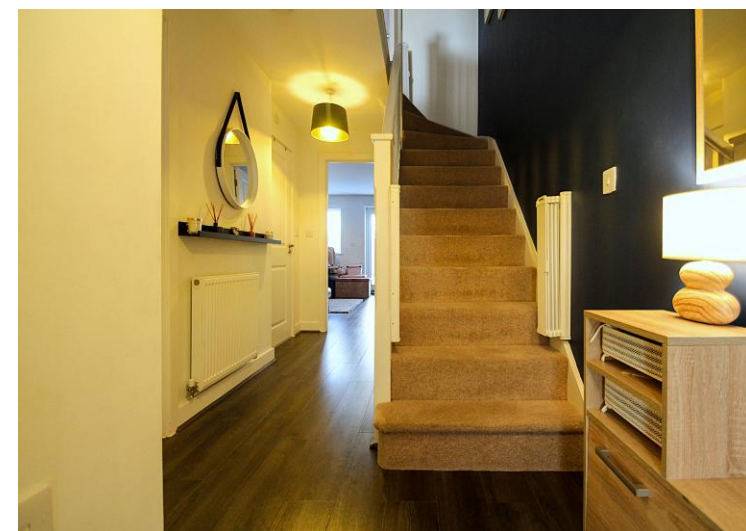
### Current Council Tax Band: C

### EPC Rating: B

### Agents Note

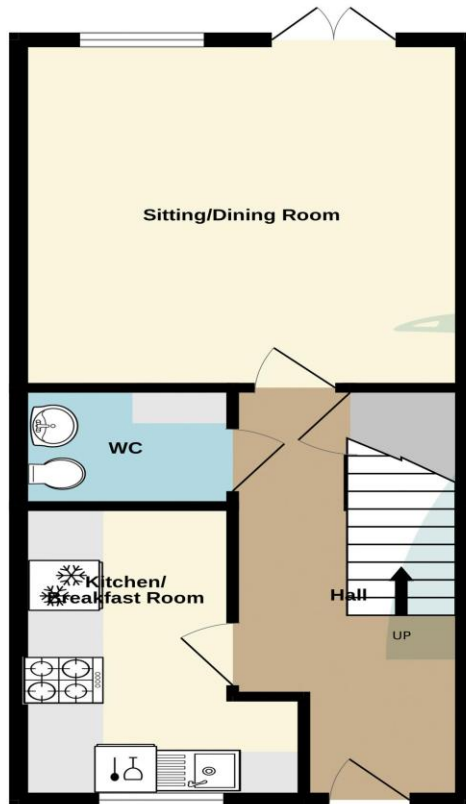
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



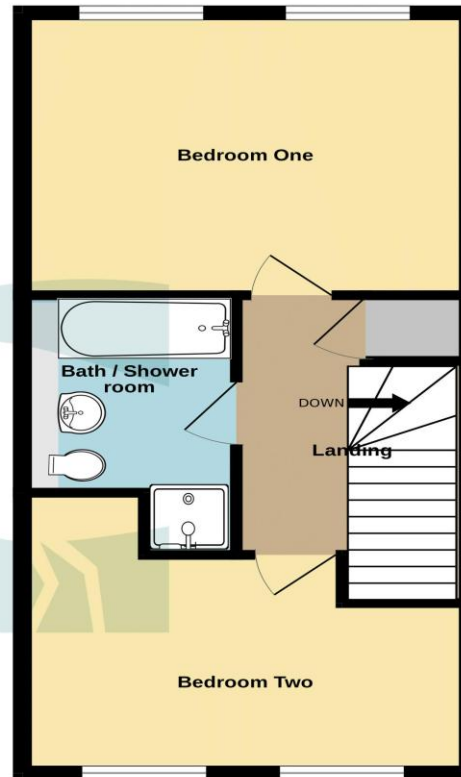


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Ground Floor  
423 sq.ft. (39.3 sq.m.) approx.



1st Floor  
423 sq.ft. (39.3 sq.m.) approx.



**Entrance Hallway**  
16' 5" x 6' 10" max (5.00m x 2.08m)

**Kitchen/Breakfast Room**  
11' 10" x 6' 8" (3.60m x 2.03m)  
extending to 8' 11" (2.72m)

**Sitting/Dining Room**  
14' 0" x 13' 1" (4.26m x 3.98m)

**WC**  
6' 3" x 4' 9" (1.90m x 1.45m)

**First Floor Landing**  
10' 5" x 3' 11" (3.17m x 1.19m)

**Bedroom One**  
13' 10" x 11' 4" (4.21m x 3.45m)

**Bedroom Two**  
13' 11" x 8' 9" (4.24m x 2.66m)  
extending to 11' 5" (3.48m)

**Bath/Shower Room**  
7' 11" x 6' 9" (2.41m x 2.06m)

TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		97 <b>A</b>
81-91	<b>B</b>	85 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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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