



20 Heyford Close, Hawkinge,
Folkestone, CT18 7FQ
£450,000

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20 Heyford Close, Hawkinge, Folkestone

Immaculate detached four bedroom family house with garage and parking in a desirable area of Hawkinge.

Situation

This property is situated in a desirable village close with no through traffic, close to all village amenities with a number of walks and rides over surrounding countryside. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, Two Pharmacies, Doctors, Dental Surgery, Two Primary Schools, Post Office and an excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, The White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A bus service runs to both the coastal port of Folkestone to the south and, to the north via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The long awaited High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This attractive and beautifully presented detached family house offers spacious accommodation to include a sitting room with bay window, feature fireplace and double doors leading into the dining room, which in turn opens out to a superb conservatory. There is also a fitted kitchen with Belling range cooker, integrated dishwasher, fridge and attractive glass splash back. A useful utility will be found off here with space for washing machine and dryer. From the hallway there is a cloakroom/wc and a door into the integral garage with power and light. On the first floor there is a spacious landing with airing cupboard, four generous size bedrooms, the master having an en-suite shower room, while there is also a separate family bathroom and three of the four bedrooms

have fitted mirror wardrobes. The property also benefits from a newly fitted boiler, gas fired central heating and upvc double glazing. An early viewing is highly recommended to appreciate this absolutely stunning family home.

Outside

The rear garden is fully enclosed by high panelled fencing with extensive border beds and a variety of small specimen trees. The main area of the garden is flat and mainly laid to neat lawn with a paved patio extending across the rear of the property and off to the side allowing access up to the back of the garden. The front garden is laid to open plan neat lawn with the remainder offering generous driveway parking.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

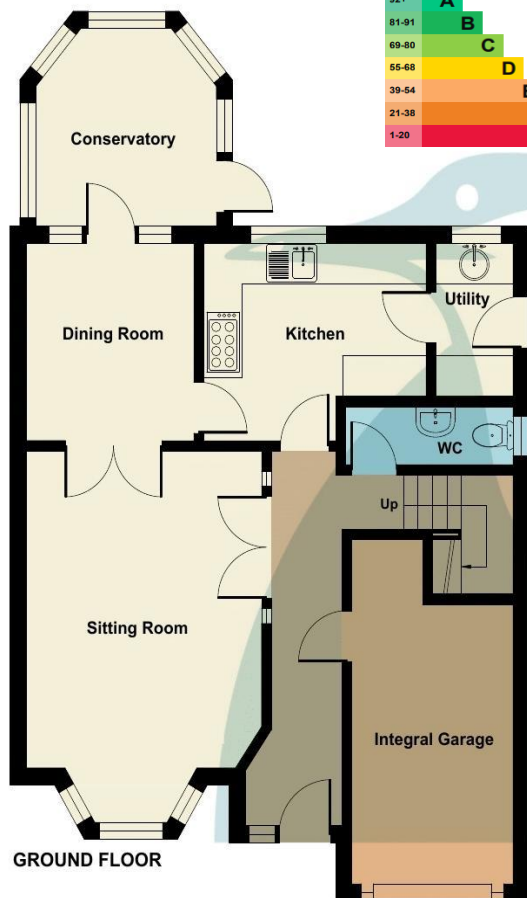
EPC Rating: C

Agents Note

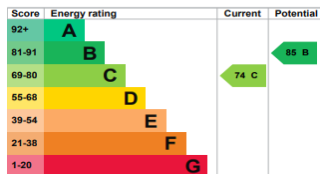
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

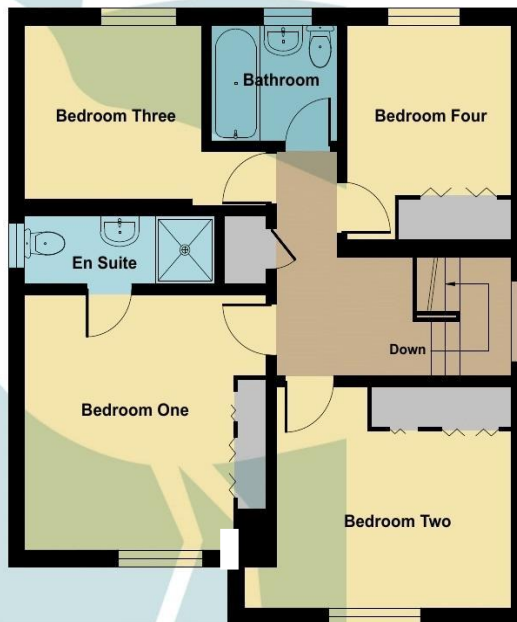


GROUND FLOOR



Total Approximate Area = 1361 sq ft / 126.4 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 1487 sq ft / 138.1 sq m

For identification only - Not to scale



FIRST FLOOR

Entrance Hall

Sitting Room

17' 8" x 11' 10" (5.38m x 3.61m)

Dining Room

9' 8" x 8' 8" (2.95m x 2.64m)

Conservatory

9' 7" x 9' 3" (2.92m x 2.82m)

Kitchen

11' 5" x 9' 7" (3.48m x 2.92m)

Utility Room

7' 5" x 3' 11" (2.26m x 1.19m)

Downstairs WC

Bedroom One

13' 0" x 12' 6" (3.96m x 3.81m)

Bedroom Two

13' 7" x 10' 10" (4.14m x 3.30m)

Bedroom Three

12' 6" x 9' 4" (3.81m x 2.84m)

Bedroom Four

10' 10" x 8' 4" (3.30m x 2.54m)

Integral Garage

16' 4" x 8' 4" (4.98m x 2.54m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1104731



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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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