

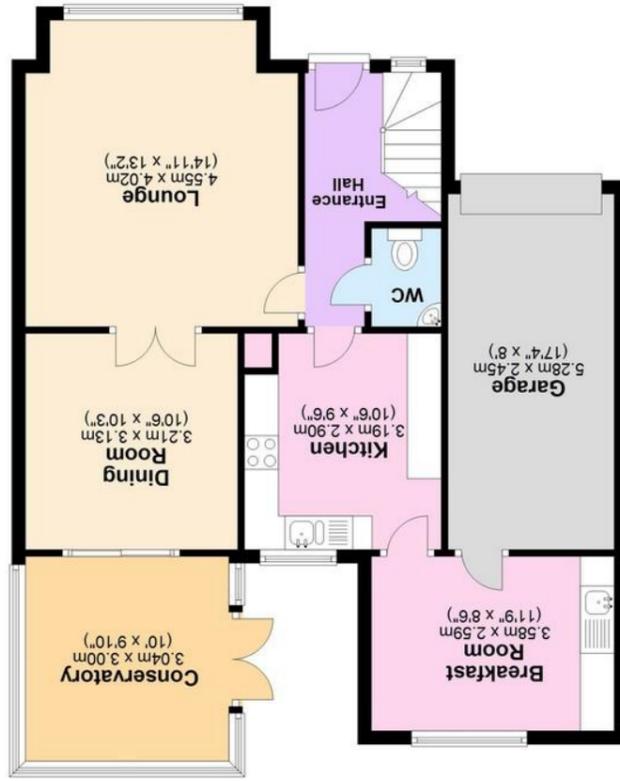
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which 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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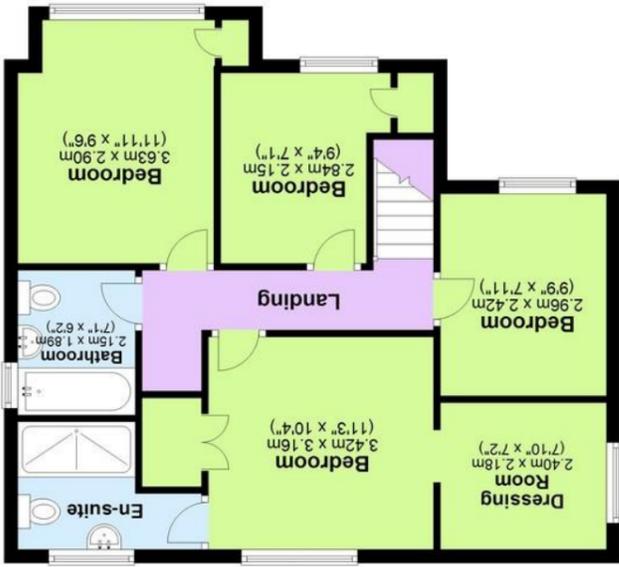
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Ground Floor
 Approx. 78.3 sq. metres (842.8 sq. feet)



First Floor
 Approx. 59.6 sq. metres (641.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Plan produced using Planlup.





EPC Rating:
C



ENTRANCE HALL 12' 06 max" x 6' 07 max" (3.81m x 2.01m) UPVC double glazed door to the front of the property, stairs to first floor landing, vinyl non-slip flooring, radiator and doors to:-

LOUNGE 15' 00 into bay" x 13' 02 max" (4.57m x 4.01m) UPVC double glazed window to the front of the property, carpeted floor coverings, coving, a feature fireplace and two radiators. Double door to:-

DINING ROOM 11' 04 max" x 10' 03 max" (3.45m x 3.12m) Carpeted floor coverings, coving, radiator and metal double glazed doors to the conservatory.

CONSERVATORY 10' 01 max" x 9' 10 max" (3.07m x 3m) Solid roof with vinyl flooring, UPVC double glazed windows around the outside of the conservatory with UPVC double glazed doors to the garden and two wall lights.

CLOAKROOM 4' 10 max" x 3' 03 max" (1.47m x 0.99m) Internal room with vinyl flooring, close coupled w/c, hand basin and a radiator.

KITCHEN 10' 05 max" x 9' 06 max" (3.18m x 2.9m) UPVC double glazed window to the rear of the property looking out into the garden, matching wall and base units in high gloss white, integrated gas hob with extractor fan, fan assisted oven, integrated microwave, space for a fridge and separate freezer, vinyl non-slip flooring and radiator with door to:-

BREAKFAST ROOM 11' 08 max" x 8' 06 max" (3.56m x 2.59m) Large UPVC double glazed window to the rear of the property overlooking the garden and a UPVC double glazed door opening to the garden. There is a separate door to the garage, vinyl non-slip flooring, radiator, wall mounted boiler, space for washing machine, base units and a stainless steel sink.

FIRST FLOOR LANDING 14' 01 max" x 2' 11 max" (4.29m x 0.89m) Carpeted floor coverings, large drop down loft ladder, radiator and doors to:-

BEDROOM 11' 02 max" x 10' 08 max" (3.4m x 3.25m) UPVC double glazed window to the rear of the property overlooking the garden, carpeted floor coverings, coving, radiator, fitted wardrobe and opening to a walk in wardrobe.

WALK IN WARDROBE 8' 00 max" x 7' 02 max" (2.44m x 2.18m) UPVC double glazed window to the side of the property, carpeted floor coverings, coving and a radiator.

Guide Price £440,000 - £460,000.

Andrew & Co are delighted to bring to the market this four-bedroom, detached property on Pannell Drive Hawkinge. The property has four bedrooms with en-suite to main bedroom with off road parking to the front and a nice size family garden. Call 01303 279955 to view.

ENSUITE 6' 05 max" x 6' 01 max" (1.96m x 1.85m) UPVC double glazed frosted window to the rear of the property, large walk-in shower, close coupled w/c, pedestal hand basin, heated towel rail, non-slip flooring and an extractor fan.

BEDROOM 11' 11 max" x 9' 07 max" (3.63m x 2.92m) UPVC double glazed window to the front of the property, carpeted floor coverings, coving, built-in storage cupboard and a radiator.

BEDROOM 9' 04 max" x 8' 03 max" (2.84m x 2.51m) UPVC double glazed window to the front of the property, carpeted floor coverings, coving, built-in storage cupboard and a radiator.

BEDROOM 9' 08 max" x 7' 11 max" (2.95m x 2.41m) UPVC double glazed window to the front of the property, carpeted floor coverings and a radiator.

BATHROOM 7' 01 max" x 5' 07 max" (2.16m x 1.7m) UPVC double glazed frosted window to the side of the property, bath with shower attachment over the bath, close coupled w/c, hand basin, radiator and vinyl flooring.

GARAGE 18' 01 max" x 8' 00 max" (5.51m x 2.44m) Electric garage door with ceiling light and power sockets.

FRONT GARDEN Front garden has an AstroTurf lawn and flower beds with off-road parking for up to 3 cars.

REAR GARDEN Lovely patio area, large area laid with AstroTurf lawn and flower beds around the outside.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council

