

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.

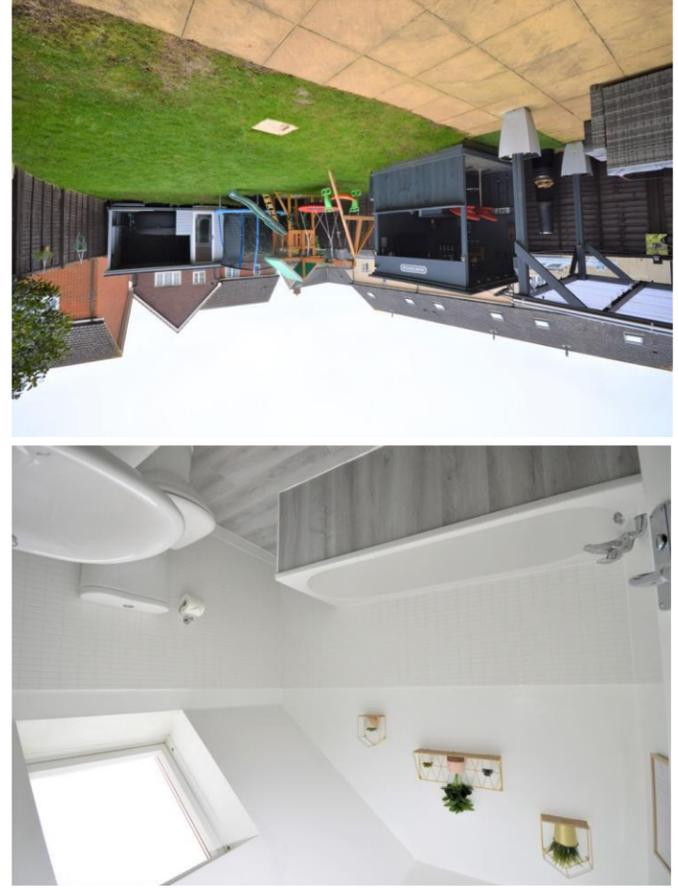
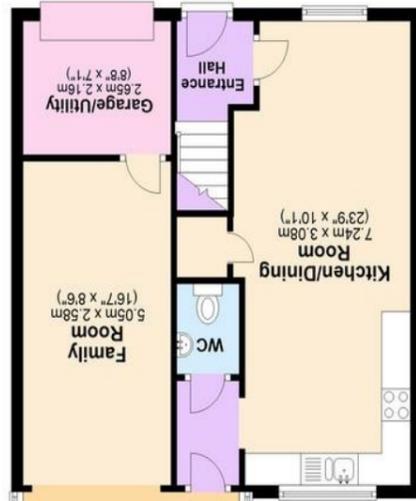
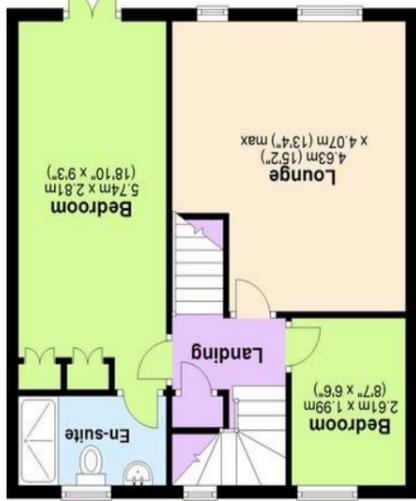
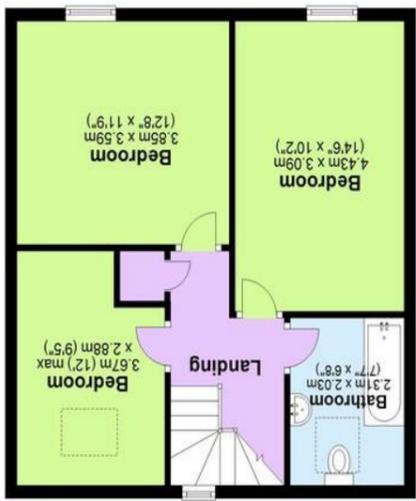
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using FloorPlan.





ENTRANCE HALL 4' 05 max" x 04' 04 max" (1.35m x 1.32m) Composite glazed front door to entrance hall with stairs to first floor landing and a radiator.

KITCHEN/DINER 23' 11 max" x 10' 05 max" (7.29m x 3.18m) Dual aspect room with UPVC double glazed windows with blinds to the front of the property and UPVC double glazed window with blinds to the garden, LVT flooring, matching wall and base units with granite worktops, gas hob and extractor fan with fan oven and grill, internal stainless steel sink, space for washing machine and free standing fridge freezer, integrated dishwasher. There is also a cupboard under the stairs, radiator to the kitchen area and a radiator to the dining area.

INTERNAL HALL 5' 05 max" x 3' 07 max" (1.65m x 1.09m) LVT flooring with a composite glazed door to conservatory leading round to extension day room with door to:-

CLOAKROOM 4' 10 max" x 3' 07 max" (1.47m x 1.09m) Downstairs internal w/c with LVT flooring, close coupled w/c, pedestal hand basin, extractor fan and a radiator.

ENSUITE 9' 02 max" x 4' 07 max" (2.79m x 1.4m) UPVC double glazed frosted window to the rear of the property, large walk in jet shower, close coupled w/c, hand basin, radiator with part tiled walls and tiled flooring.

BEDROOM 8' 07 max" x 6' 06 max" (2.62m x 1.98m) UPVC double glazed window to the rear of the property, carpeted floor coverings and a radiator.

LANDING 12' 0 max" x 6' 06 max" (3.66m x 1.98m) Second floor landing has carpeted floor coverings with a loft hatch, large storage cupboard housing the combination boiler and doors to:-

BEDROOM 14' 08 max" x 10' 01 max" (4.47m x 3.07m) UPVC double glazed dormer window to the front of the property, carpeted floor coverings, large fitted wardrobe and a radiator.

BEDROOM 11' 09 max" x 12' 07 max" (3.58m x 3.84m) UPVC double glazed dormer window to the front of the property, carpeted floor coverings and a radiator.

BEDROOM 12' 0 max" x 9' 05 max" (3.66m x 2.87m) UPVC double glazed Velux window to rear of the property, carpeted floor coverings and a radiator.

BATHROOM 7' 06 max" x 6' 10 max" (2.29m x 2.08m) UPVC double glazed Velux window to the rear of the property, laminate wood flooring, part tiled walls, bath, separate w/c, hand basin, radiator and extractor fan.

REAR GARDEN Comprises of a patio area leading to an area laid to lawn, large summer house to the end of the garden housing the hot tub and a separate area with an outside store/shed. There is an external bar area with laminate wood flooring to the front and a bar area inside.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council



DAY ROOM/SNUG 20' 10 max" x 8' 06 max" (6.35m x 2.59m) Large room with UPVC double glazed patio doors leading out to the garden with UPVC double glazed windows, LVT flooring with under-floor heating and a door to the garage.

GARAGE 8' 08 max" x 6' 11 max" (2.64m x 2.11m) Electric garage door with laminate wood flooring, wall cabinets and space for a fridge freezer and tumble dryer. Garage has electric supply and a light.

LANDING 8' 08 max" x 6' 06 max" (2.64m x 1.98m) First floor landing has a UPVC double glazed window to the rear of the property and stairs to second floor level, carpeted floor coverings, storage cupboard under the stairs to the second floor and doors to:-

LOUNGE 15' 02 max" x 13' 03 max" (4.62m x 4.04m) UPVC double glazed windows to the front of the property with carpeted floor coverings and a radiator.

BEDROOM 18' 10 max" x 9' 02 max" (5.74m x 2.79m) UPVC double glazed Juliet balcony to the front of the property, carpeted floor coverings, radiator, large fitted wardrobes and door to:-



Guide Price £420,000 - £440,000.

Andrew & Co are delighted to bring to the market this five-bedroom semi-detached property on Campbell Road, Hawkinge. The property has to been seen to appreciate what it has to offer. Lovely size family garden with a converted garage giving extra living space.