

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.

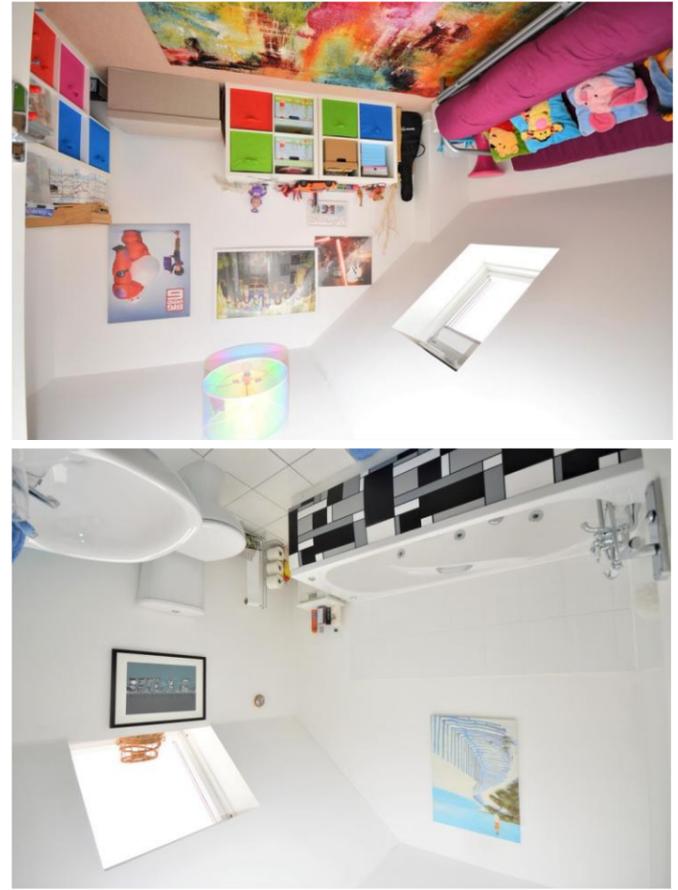
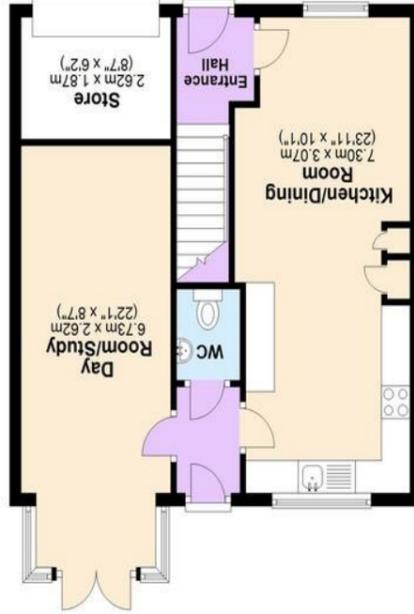
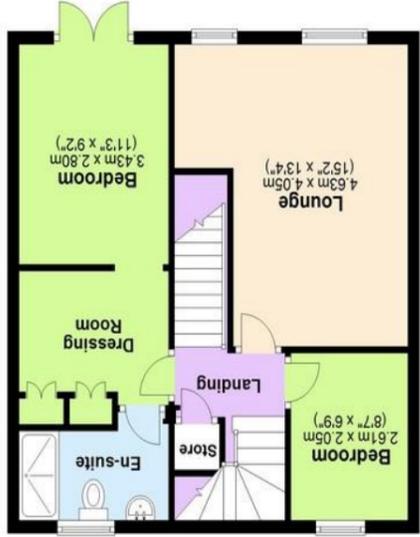
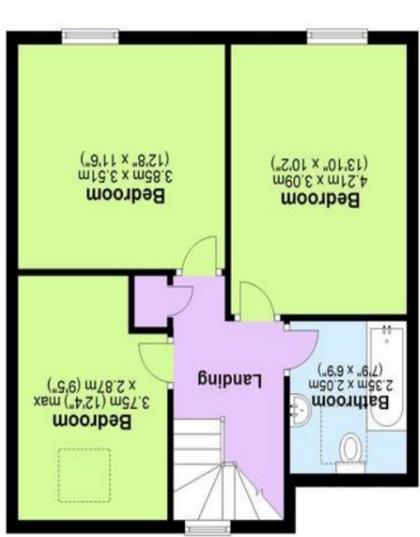
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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





EPC Rating:
C



ENTRANCE PORCH 4' 04 max" x 4' 05 max" (1.32m x 1.35m) Composite glazed front door with stairs to first floor landing, carpeted floor coverings and a radiator with door to:-

KITCHEN / DINER 23' 11 max" x 10' 00 max" (7.29m x 3.05m) Dual aspect room with UPVC double glazed window to the front and UPVC double glazed window to the garden. Kitchen has wall and base units in high gloss white, ceramic "Blanco" sink, integrated fridge/freezer, dishwasher and washing machine. There is a cupboard under the stairs and Vinyl flooring. Door to:-

INTERNAL HALL 6' 01 max" x 3' 07 max" (1.85m x 1.09m) Composite glazed door and a radiator with doors to:-

WC 4' 10 max" x 3' 07 max" (1.47m x 1.09m) Internal room with close coupled w/c, pedestal hand basin and a radiator.

DAY ROOM / STUDY 22' 01 max" x 8' 07 max" (6.73m x 2.62m) UPVC double glazed patio doors out to the garden with vinyl flooring, radiator and a bar area. This room was originally part of the garage.

LANDING 8' 08 max" x 6' 03 max" (2.64m x 1.91m) First floor landing has carpeted floor coverings with UPVC double glazed window on the stairs to the second floor, storage cupboard and stairs to second floor landing.

BEDROOM 13' 10 max" x 10' 01 max" (4.22m x 3.07m) UPVC double glazed Dorma window to the front of the property with carpeted floor coverings, fitted wardrobe and a radiator.

BEDROOM 12' 09 max" x 11' 07 max" (3.89m x 3.53m) UPVC double glazed Dorma window to the front of the property with carpeted floor coverings and a radiator.

BEDROOM 12' 04 max" x 9' 05 max" (3.76m x 2.87m) UPVC double glazed Velux window to the rear of the property, carpeted floor coverings and a radiator.

BATHROOM 7' 08 max" x 6' 08 max" (2.34m x 2.03m) UPVC double glazed Velux window to the rear of the property with a jacuzzi bath, close coupled w/c, pedestal hand basin, heated towel rail, part tiled walls and tiled floor.

GARAGE Front part of the garage is mainly used for storage. There is a manual garage door as the back part of the garage has been converted into the day room downstairs.

GARDEN Lovely rear garden with a patio area, area laid to lawn, summer house with side access and an outside tap.

PARKING To the front of the property there is off road parking for up to two cars depending on size. There is an area laid to lawn and a front garage.

Tenure: Freehold

Local Authority: Folkestone & Hythe District Council



LOUNGE 15' 02 max" x 13' 04 max" (4.62m x 4.06m) UPVC double glazed windows to the front of the property, carpeted floor coverings, feature fireplace and a radiator.

BEDROOM 11' 03 max" x 9' 02 max" (3.43m x 2.79m) UPVC double glazed Juliette balcony to the front of the property, carpeted floor coverings and a radiator with entrance to:-

DRESSING ROOM 9' 02 max" x 6' 08 max" (2.79m x 2.03m) Borrowed light windows from front bedroom with carpeted floor coverings, fitted wardrobe and door to:-

SHOWER ROOM 9' 02 max" x 4' 05 max" (2.79m x 1.35m) UPVC double glazed frosted window to the rear of the property, large walk in shower with a drench shower, tiled flooring, closed couple w/c, handbasin and heated towel rail.

BEDROOM 8' 07 max" x 6' 08 max" (2.62m x 2.03m) UPVC double glazed window to the rear of the property, carpeted floor coverings and a radiator.

LANDING 12' 03 max" x 6' 04 max" (3.73m x 1.93m) Second floor landing has carpeted floor coverings with a loft hatch, radiator and an airing cupboard/boiler cupboard.



Guide Price £400,000 - £420,000.

Andrew & Co are delighted to bring this five-bedroom semi-detached property on Campbell Road Hawkinge to the market. The property is decorated to a very good standard throughout really does need to be seen to appreciate the overall size. Call today 01303 279955.