

## **45 Atkinson Road**

HAWKINGE, Folkestone  
CT18 7SB

**£500,000 FREEHOLD**

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... (£500,000-£520,000) Burnap + Abel are delighted to offer this superb five bedroom detached house situated in at the end of cul-de-sac in Hawkinge. The property has in our opinion been renovated throughout, including a new kitchen, new bathroom, new en-suite and a feature log burner. The spacious accommodation comprises living room, dining room, newly fitted kitchen, conservatory, cloakroom, five bedrooms, three en-suites and a family bathroom. Additional benefits include a south facing rear garden, tandem double garage with half converted to an office and off road parking. For your chance to view call sole agent Burnap + Abel now on 01303 258590.





## Entrance Hall

12' 6" x 6' 11" (3.81m x 2.10m)

## Living Room

19' 8" x 11' 4" (5.99m x 3.45m)

## Dining Room

12' 7" x 9' 7" (3.84m x 2.92m)

## Kitchen/Breakfast Room

13' 7" x 12' 10" (4.15m x 3.90m)

## Conservatory

10' 7" x 15' 0" (3.23m x 4.57m)

## Cloakroom

With a low level W.C, wash hand basin, splash back and radiator.

## First Floor Landing

### Master Bedroom

11' 4" x 12' 0" (3.45m x 3.66m)

### En-Suite to Master Bedroom

8' 2" x 7' 10" (2.48m x 2.40m)

### Bedroom Two

10' 8" x 12' 10" (3.25m x 3.91m)

### En-Suite to Bedroom Two

### Bedroom Three

9' 7" x 9' 9" (2.92m x 2.97m)

### Family Bathroom

5' 10" x 7' 11" (1.78m x 2.41m)

## Second Floor Landing

### Bedroom Four

14' 0" x 10' 7" (4.27m x 3.23m)

### En-Suite to Bedroom Four

6' 7" x 5' 3" (2.00m x 1.60m)

### Bedroom Five

13' 11" x 9' 9" (4.24m x 2.97m)

## Double Tandem Garage

Garage to the front.

Rear Office; 14' 6" x 7' 9" (4.42m x 2.36m)

## Off Road Parking

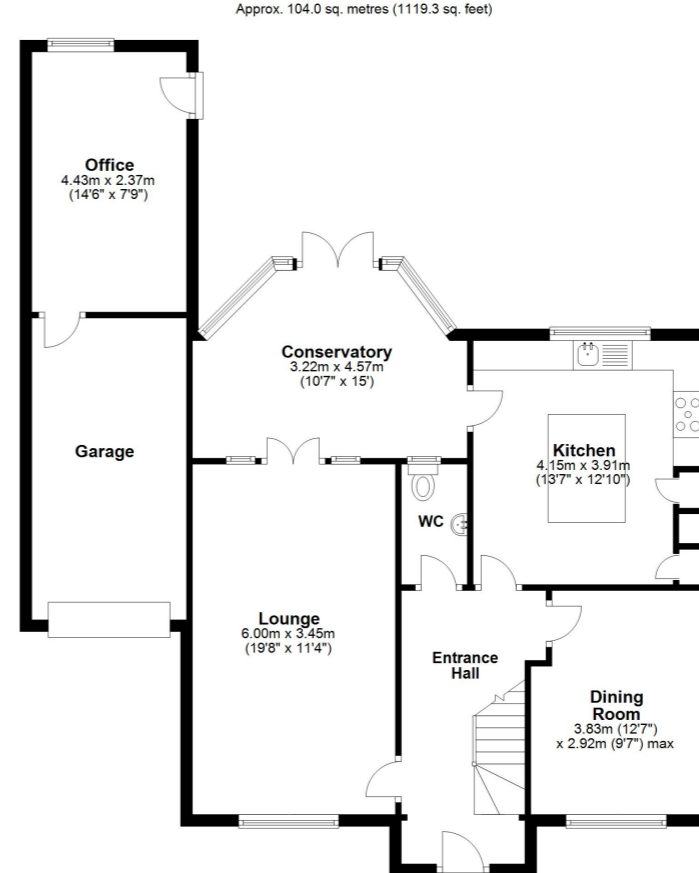
The property has off road parking to the front for one vehicle.

## Rear Garden

A south facing rear garden.

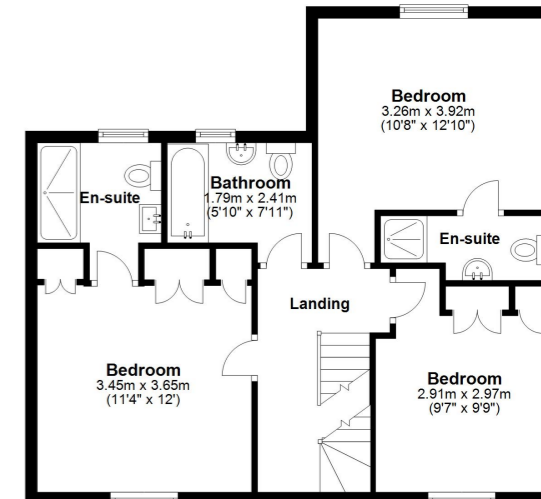
### Ground Floor

Approx. 104.0 sq. metres (1119.3 sq. feet)



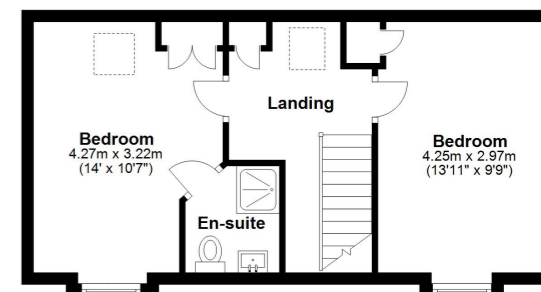
### First Floor

Approx. 59.1 sq. metres (636.4 sq. feet)



### Second Floor

Approx. 40.9 sq. metres (440.1 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 PlanUp.

