



23 Mitchell Avenue, Hawkinge, Folkestone, Kent, CT18 7QY

EPC Rating = C

Guide Price £335,000



A well-presented modern home with a warm and inviting décor, tucked away down a private driveway, offering both privacy and tranquility. Upon entering, the ground floor features a welcoming entrance hall, a convenient cloakroom/WC, and a spacious open-plan living and dining area. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow—perfect for entertaining or unwinding. The kitchen provides ample storage and workspace, blending practicality and style. Upstairs, the first floor comprises, landing, three well-proportioned bedrooms and a modern family bathroom/WC. Externally, the property benefits from an attractive, low-maintenance front garden. The fully enclosed rear garden features a generous lawn, ideal for outdoor enjoyment, with gated rear access for added convenience. Additionally, the home includes a garage with power, lighting, and an up-and-over door, along with a private parking space in front. EPC RATING = C

**Guide Price £335,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 1

**Parking** Garage and driveway

**Heating** Gas

**EPC Rating** C

**Council Tax** Band C

Folkestone & Hythe District Council



## Situation

The property is located in the thriving town of Hawkinge, which has grown significantly in recent years and now offers a wide range of amenities. These include a supermarket, a mini-supermarket, a doctor's surgery, a primary school, pubs, takeaway outlets, a community centre, and various other shops. This sought-after location provides easy access to the stunning Kent coastline, making it an excellent base for exploring the area's beautiful scenery. There are numerous walkings, cycle routes, and bridle paths for outdoor enthusiasts.

Hawkinge benefits from excellent transport links, with regular bus services to Canterbury and Folkestone. From Folkestone Central Station, high-speed train services provide fast connections to London. The town also offers convenient access to the M20, the Channel Tunnel, and the Port of Dover, making travel to the continent quick and easy.

## The accommodation comprises

Ground floor

Entrance hall

WC

Kitchen

8' 7" x 7' 10" (2.62m x 2.39m)



## Living/Dining room

15' 6" x 14' 2" (4.72m x 4.32m)

## First floor

### Landing

### Bedroom one

12' 4" x 8' 9" (3.76m x 2.67m)

### Bedroom two

10' 9" x 8' 9" (3.28m x 2.67m)

### Bedroom three

6' 11" x 6' 7" (2.11m x 2.01m)

### Bathroom

## Outside

Attractive easy to maintain frontage and well enclosed rear garden

### Garage and parking for one vehicle

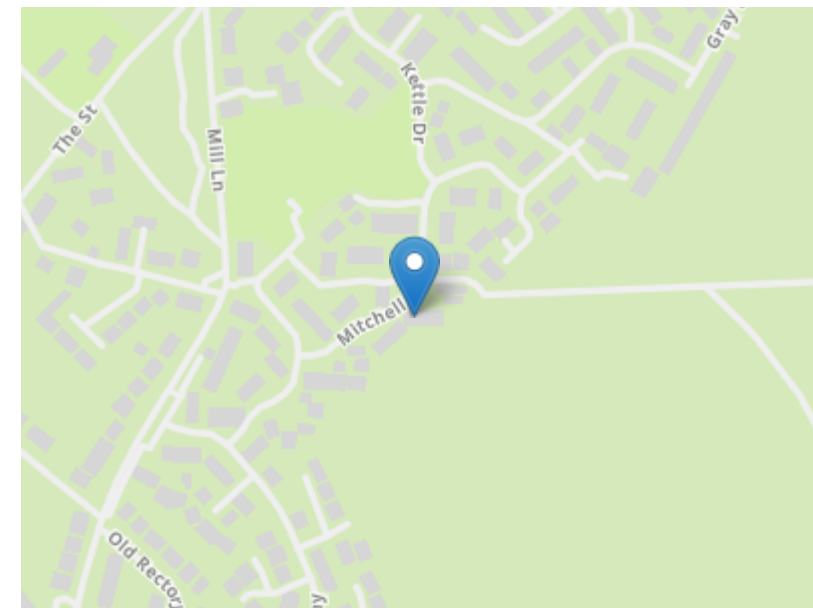
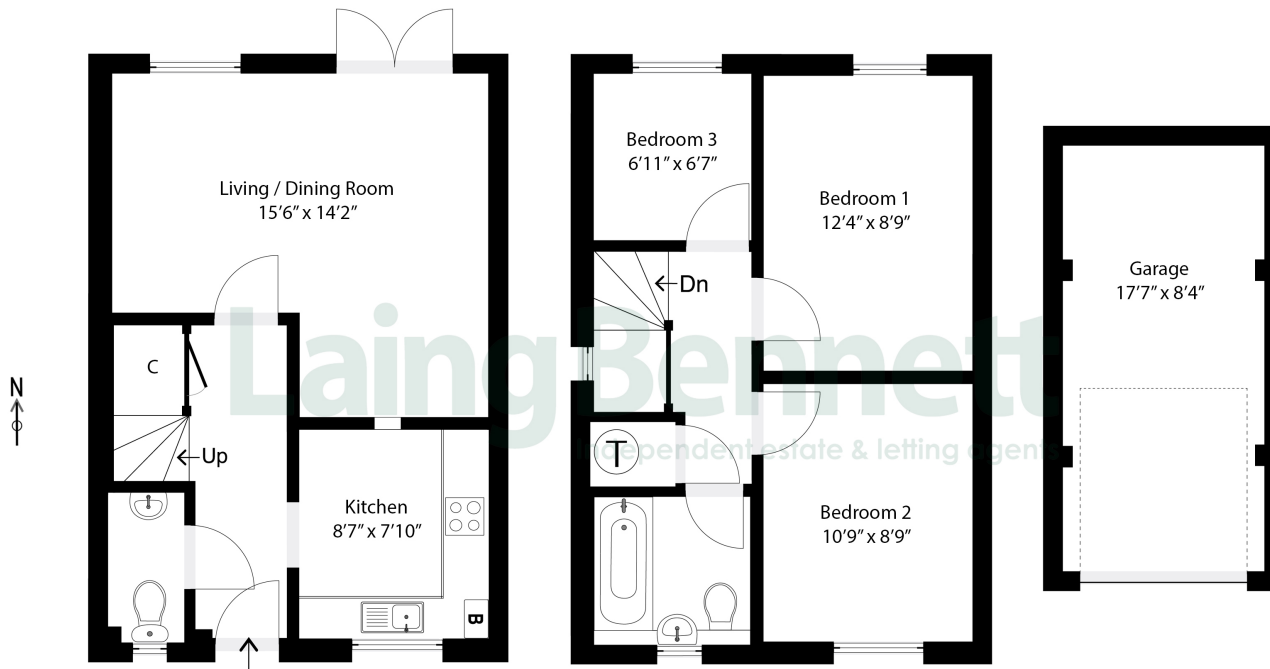
17' 7" x 8' 4" (5.36m x 2.54m)







Approximate Gross Internal Area = 69 sq m / 738 sq ft  
 Garage = 13 sq m / 145 sq ft

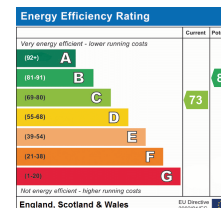


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