



## 35 Atkinson Road

HAWKINGE, Folkestone  
CT18 7SB

**£475,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to Atkinson Road, a beautifully presented and generously proportioned six-bedroom detached home nestled in the heart of the popular village of Hawkinge, Kent. Offering versatile living space over multiple floors, this impressive property is perfect for growing families or those seeking room to spread out in style. Step inside to find a welcoming hallway leading to a light-filled lounge, perfect for cosy evenings or entertaining guests. The heart of the home is undoubtedly the modern kitchen/diner, boasting ample worktop and cupboard space, with patio doors opening onto the private rear garden – a peaceful retreat with lawn and patio areas, ideal for summer barbecues and outdoor living. A separate study provides an ideal space for home working or a quiet reading nook. Upstairs, the property continues to impress with six well-proportioned bedrooms, including three with en-suite shower rooms, offering convenience and privacy for family members or guests. A stylish family bathroom completes the upper floors. Externally, the home benefits from off-road parking, a tandem garage, and a low-maintenance rear garden – offering the ideal blend of practicality and privacy.





Entrance Hall

Lounge

15' 8" x 11' 11" (4.78m x 3.63m)

Kitchen/Dining Room

18' 2" x 9' 7" (5.54m x 2.92m)

Study

9' 4" x 9' 2" (2.84m x 2.79m)

W.C

First Floor Landing

Bedroom One

10' 1" x 9' 9" (3.07m x 2.97m)

En-Suite

Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m)

En-Suite

Bedroom Three

9' 9" x 6' 7" (2.97m x 2.01m)

Bedroom Four

9' 1" x 7' 0" (2.77m x 2.13m)

Bathroom

6' 8" x 6' 0" (2.03m x 1.83m)

Second Floor Landing

Bedroom Five

12' 10" x 12' 6" (3.91m x 3.81m)

En-Suite

Bedroom Six

16' 4" x 9' 7" (4.98m x 2.92m)

Off Road Parking

Tandem Garage

31' 9" x 9' 0" (9.68m x 2.74m)

Rear Garden

