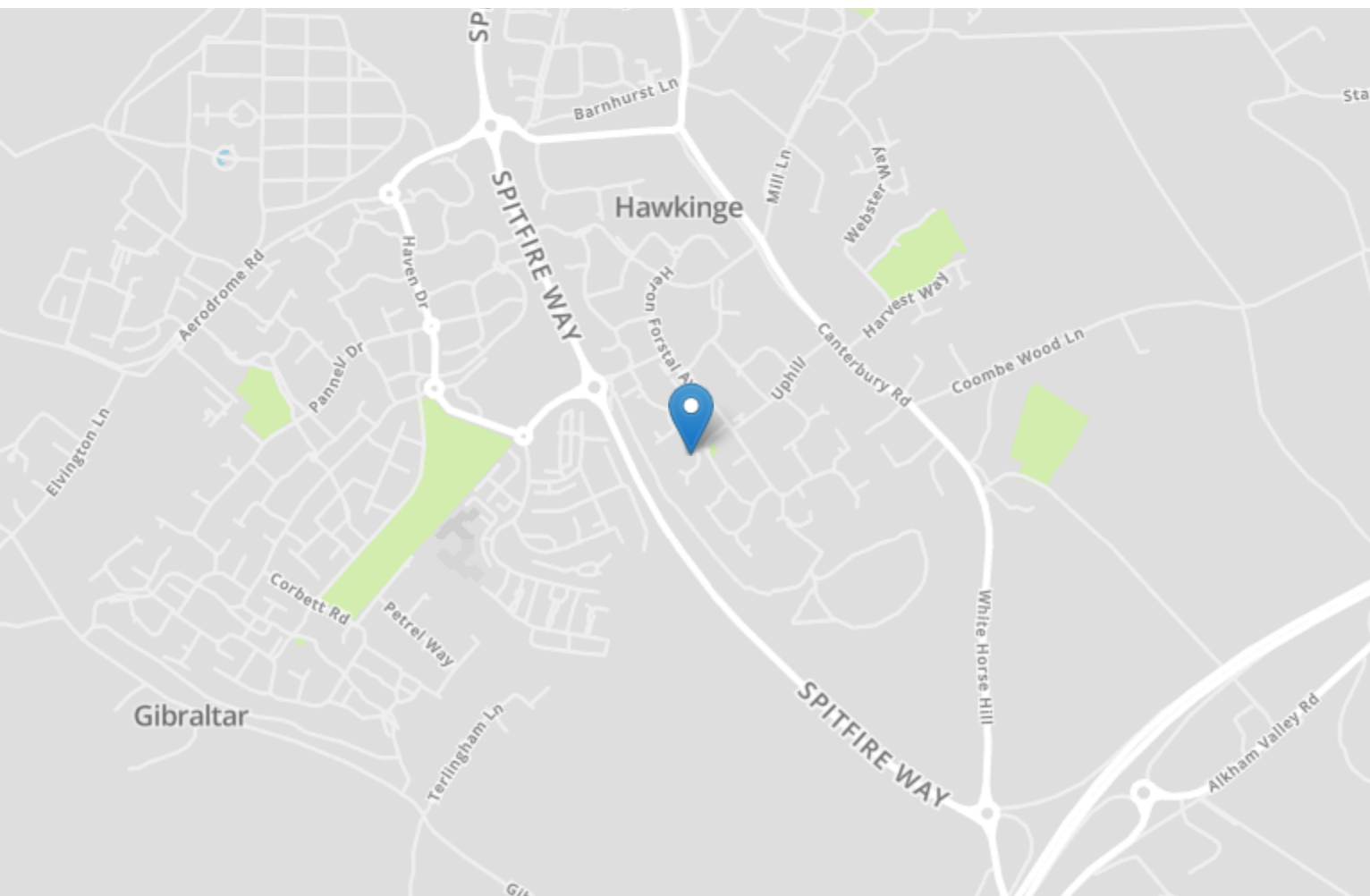


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	79
(55-68)	<b>D</b>	74
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



## 8 De Havilland Close

HAWKINGE, Folkestone  
CT18 7FE

**£485,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... A substantial sized four bedroom detached house in the popular De Havilland Close. The property includes a wide and welcoming entrance hall with a spacious lounge, kitchen/ dining room with bi-fold doors onto a conservatory. Wall and base units in the kitchen with integrated oven and grill with hob. A separate utility and study. A downstairs cloakroom has ideally been installed in the hallway. Access to the private rear garden. The first floor has four bedrooms and two bathrooms including the en-suite to the master. The master bedroom has fitted wardrobes with an en-suite shower room which has a WC, hand basin and vanity unit with single shower cubicle. The rear garden is a mix of patio and turf with access to the rear. Off road parking for 1/2 cars. Contact Burnap + Abel for a viewing on 01303258590.



**Lounge**

3.290m x 5.16m (10' 10" x 16' 11")

**Kitchen/Dining Room**

4.05m x 7.81m (13' 3" x 25' 7")

**Conservatory**

2.20m x 2.72m (7' 3" x 8' 11")

**Study**

2.26m x 3.15m (7' 5" x 10' 4")

**Bedroom 1**

3.39m x 3.94m (11' 1" x 12' 11")

**Bedroom 2**

3.09m x 3.65m (10' 2" x 12' 0")

**Bedroom 3**

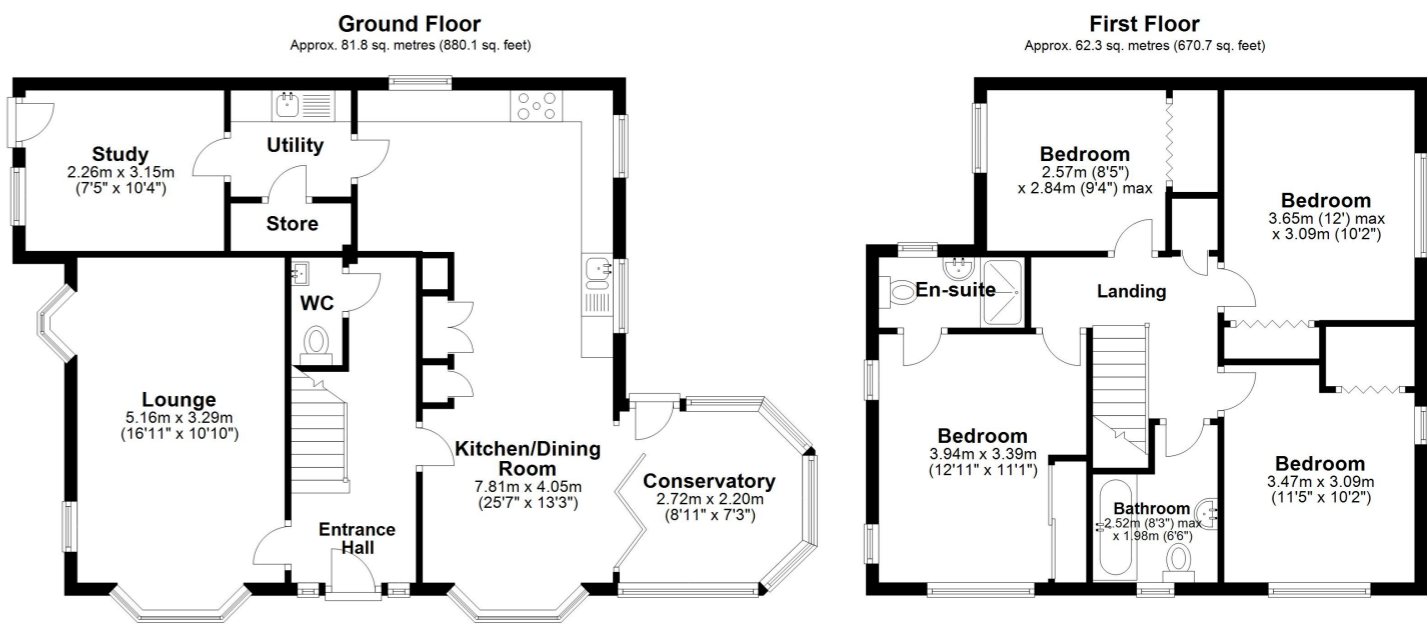
3.09m x 3.47m (10' 2" x 11' 5")

**Bedroom 4**

2.57m x 2.84m (8' 5" x 9' 4")

**Bathroom**

3.39m x 3.94m (11' 1" x 12' 11")



Total area: approx. 144.1 sq. metres (1550.8 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.

