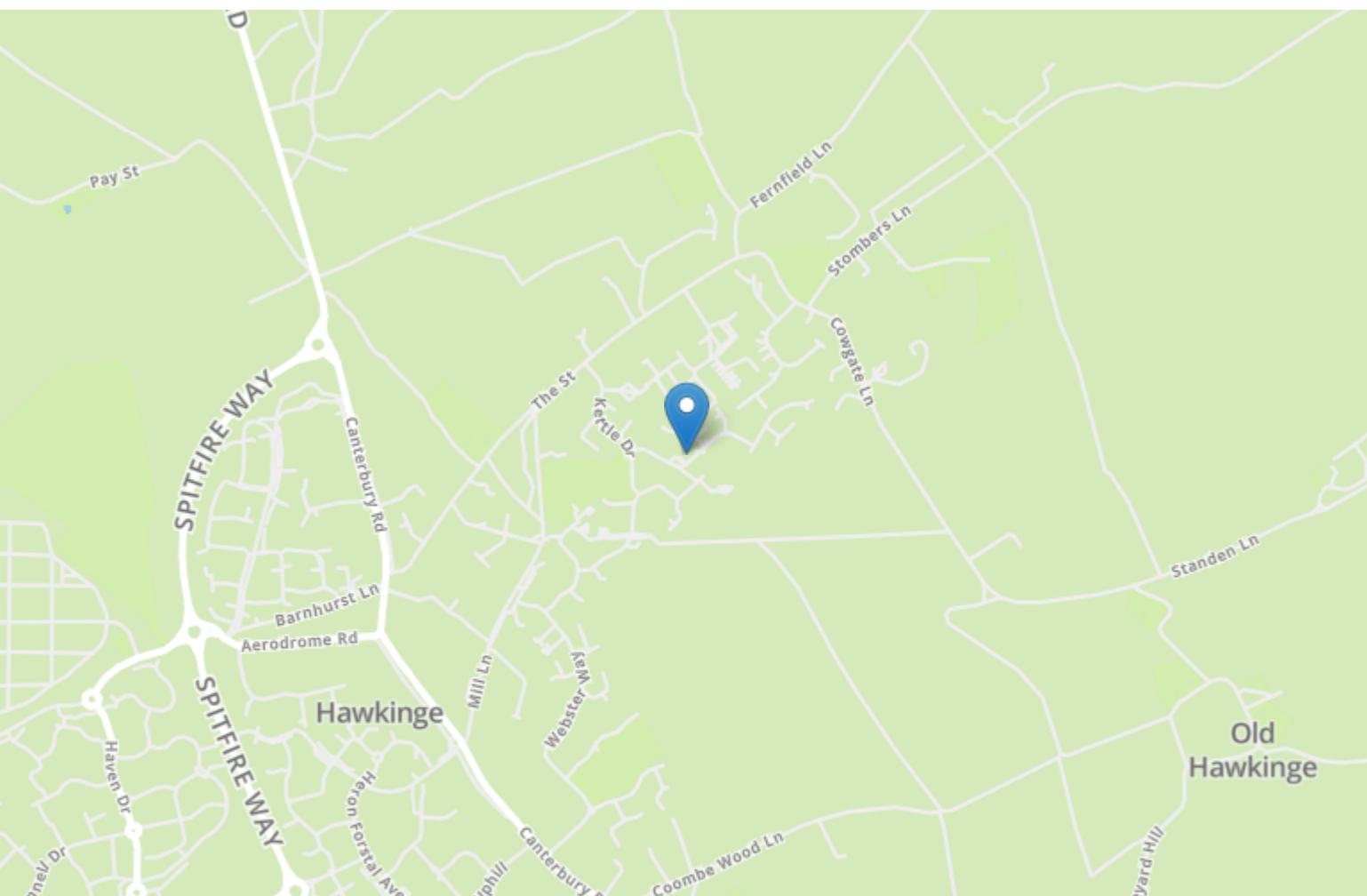


**Burnap + Abel**  
4 Sandgate Road  
Folkestone  
Kent  
CT20 2BZ

Email [folkestone@burnapandabel.co.uk](mailto:folkestone@burnapandabel.co.uk)  
Phone 01303 258590  
[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)



**Burnap + Abel**  
4 Sandgate Road  
Folkestone  
Kent  
CT20 2BZ

Email [folkestone@burnapandabel.co.uk](mailto:folkestone@burnapandabel.co.uk)  
Phone 01303 258590  
[www.burnapandabel.co.uk](http://www.burnapandabel.co.uk)



## 17 Gray Close

HAWKINGE, Hawkinge  
CT18 7PD

**£260,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Tucked away in a peaceful residential enclave, this immaculately presented two-bedroom end-of-terrace residence offers refined living with a contemporary finish throughout, ideal for discerning buyers seeking both comfort and style. The property welcomes you into a beautifully maintained lounge, providing an inviting and elegant space to relax or entertain. The well-appointed kitchen has been thoughtfully designed to combine practicality with modern aesthetics, complemented by a convenient ground floor W.C. for everyday ease. To the first floor, the home continues to impress with two generously proportioned bedrooms, each finished to an exceptional standard, alongside a sleek and stylish family bathroom. Externally, the property benefits from off-road parking and a private rear garden, offering a tranquil outdoor retreat perfect for alfresco dining or quiet relaxation. As an end-of-terrace home, it enjoys additional privacy and a sense of space rarely found in comparable properties. Set within the sought-after village of Hawkinge, the property enjoys excellent access to local amenities, countryside walks and transport links, making this a superb opportunity for first-time buyers, professionals or investors alike. Early viewing is highly recommended to fully appreciate the quality and lifestyle this outstanding home has to offer.



## Entrance Hall

## Lounge/Dining Room

14' 2" x 11' 9" (4.32m x 3.58m)

## Kitchen

9' 8" x 5' 5" (2.95m x 1.65m)

## First Floor Landing

## Bedroom One

11' 11" x 8' 11" (3.63m x 2.72m)

## Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

## Bedroom Two

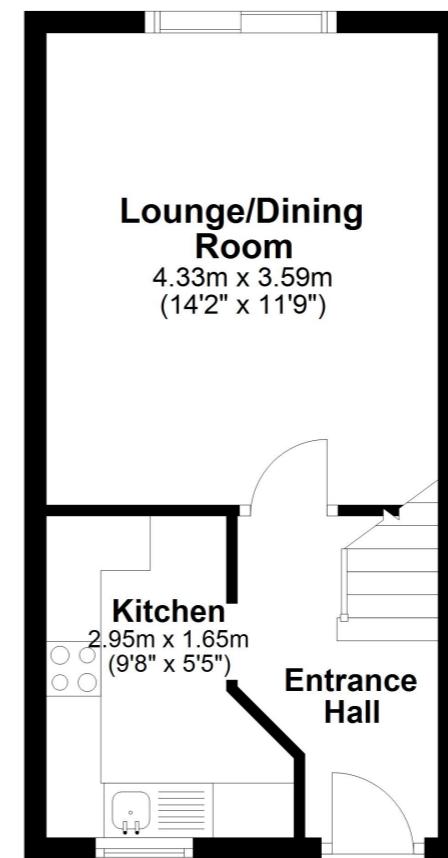
11' 10" x 8' 5" (3.61m x 2.57m)

## Off Road Parking

## Rear Garden

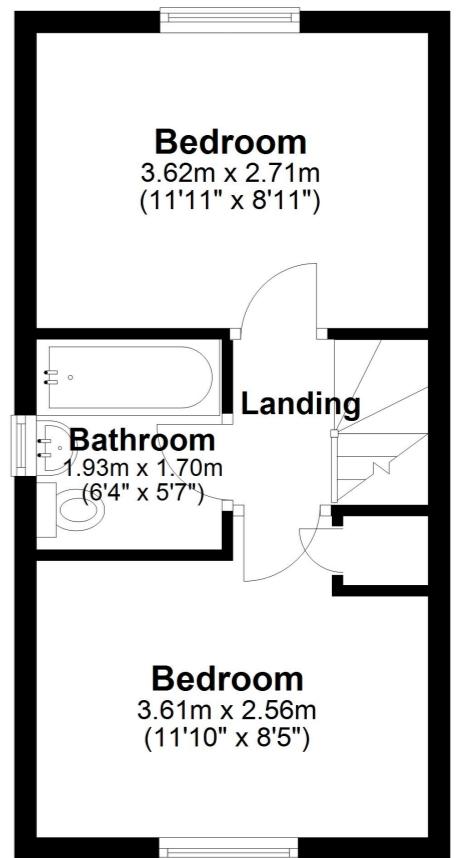
## Ground Floor

Approx. 26.5 sq. metres (285.2 sq. feet)



## First Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 53.1 sq. metres (571.2 sq. feet)

