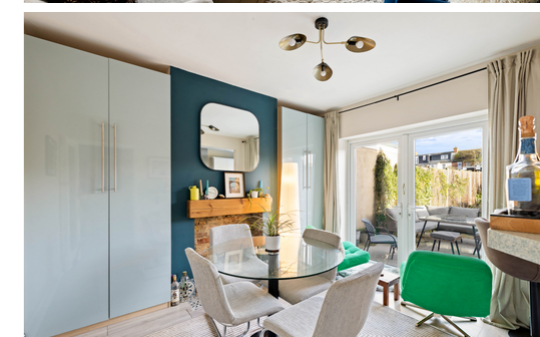


39 Hawkins Road

FOLKESTONE, Folkestone
CT19 4JA

£325,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to Hawkins Road — an enchanting period residence in the heart of Folkestone, beautifully blending classic charm with contemporary living. Set on a peaceful, characterful street in Cheriton, this elegant three-bedroom mid-terraced house offers exceptional living space alongside thoughtful upgrades and lifestyle flexibility. Upon entry, you're greeted by a welcoming hallway leading into a beautifully proportioned lounge, perfect for relaxed evenings with family or intimate entertaining. Flowing effortlessly from here, the adjacent formal dining room provides a gracious setting for dinner parties and social gatherings, while the well-appointed kitchen offers practicality and style — a space designed for effortless culinary enjoyment. The upper floors reveal three comfortable bedrooms, each offering tranquillity and ample natural light — ideal as restful retreats or versatile work-from-home spaces. The modern shower room is a standout feature, finished to a high standard with dual "his and her" sinks and a luxurious walk-in shower, marrying contemporary design with everyday convenience. One of the property's defining assets is the expansive garden room/bar, a versatile space that elevates this home's entertainment credentials. Historically, the home benefited from off-road parking.



Entrance Hall

Lounge

13' 9" x 11' 5" (4.19m x 3.48m)

Dining Room

11' 5" x 10' 1" (3.48m x 3.07m)

Kitchen

12' 4" x 7' 4" (3.76m x 2.24m)

First Floor Landing

Bedroom One

13' 10" x 10' 1" (4.22m x 3.07m)

Bedroom Two

11' 6" x 10' 2" (3.51m x 3.10m)

Bedroom Three

9' 11" x 7' 3" (3.02m x 2.21m)

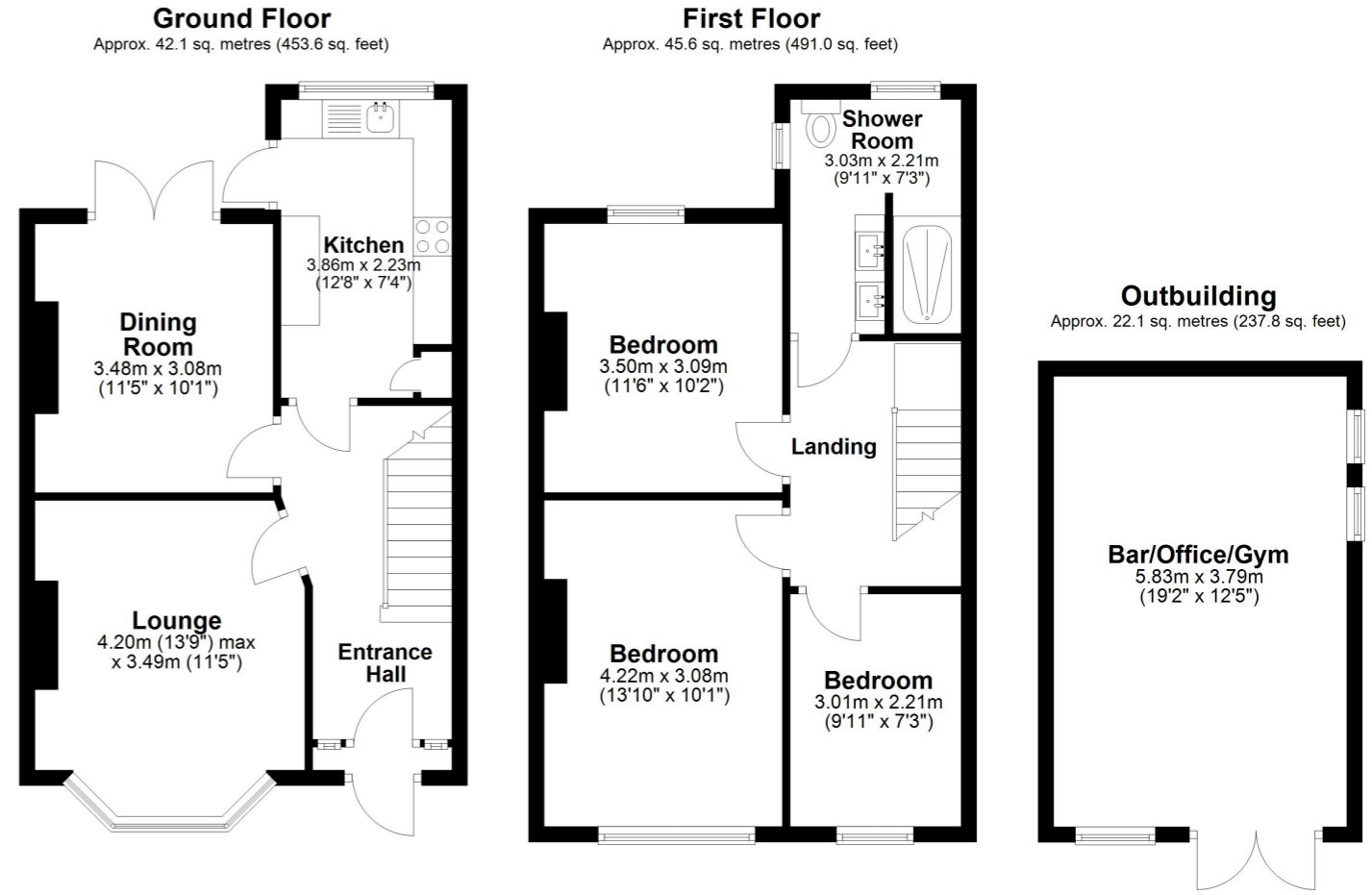
Shower Room

9' 11" x 7' 3" (3.02m x 2.21m)

Rear Garden

Bar/Office/Gym

19' 2" x 12' 5" (5.84m x 3.78m)



Total area: approx. 109.9 sq. metres (1182.5 sq. feet)

