

## **31 Paxton Avenue**

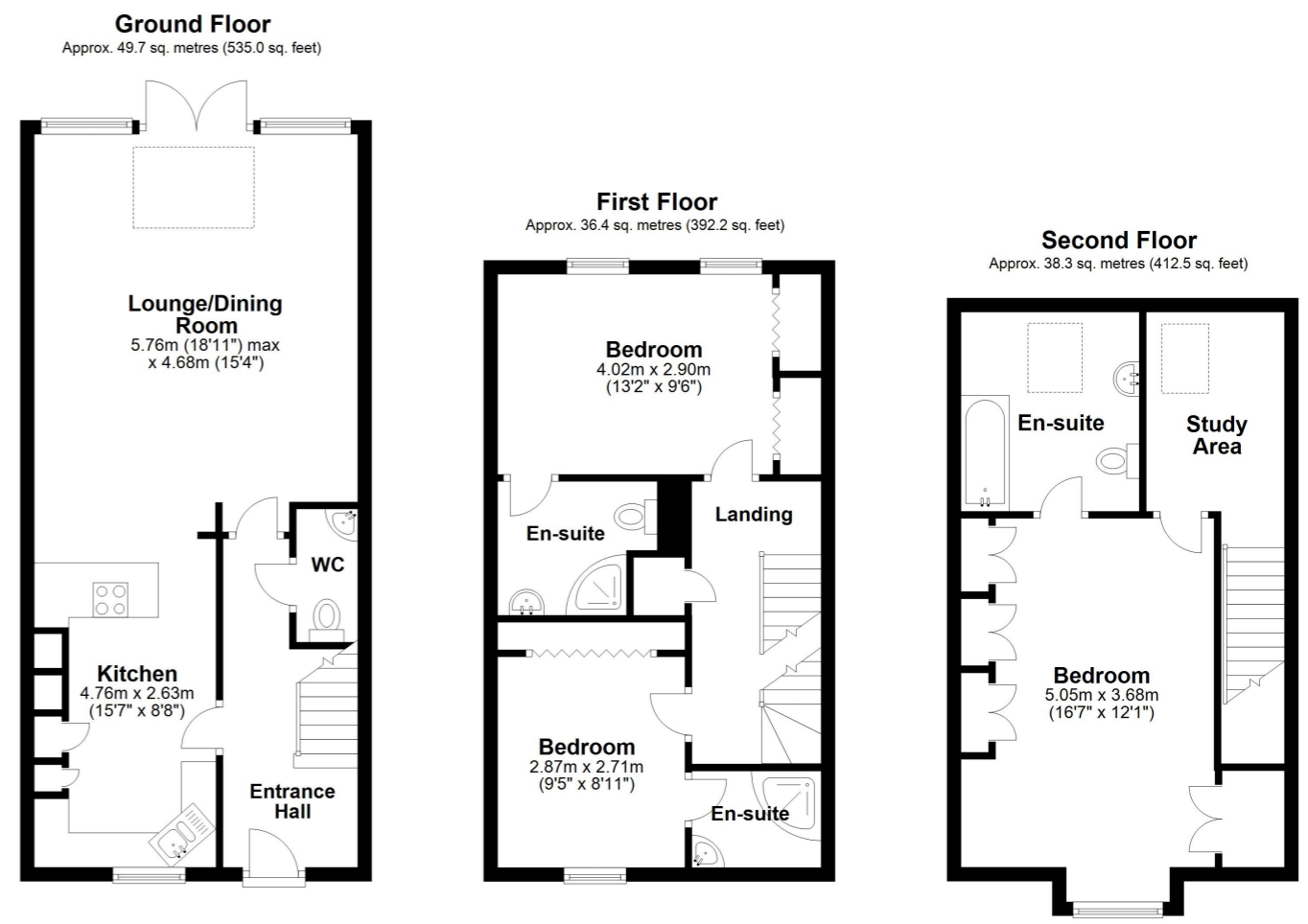
HAWKINGE, Folkestone  
CT18 7GW

**£365,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning 3 bedroom house located on Paxton Avenue in the highly sought-after area of Hawkinge. This premium Pentland build boasts a spacious lounge/diner, perfect for entertaining guests or relaxing with family. The modern kitchen is ideal for whipping up delicious meals, while the convenient ground floor W.C adds a touch of luxury. Upstairs, you'll find three double bedrooms, each with their own en-suite bathroom for added convenience and privacy. A cozy study area provides the perfect space for working from home or unwinding with a good book. Outside, double parking to the rear ensures you always have a spot waiting for you after a long day. Don't miss out on this opportunity to make this beautiful house your new home - schedule a viewing today!



- Entrance Hall**
- Lounge/Dining Room**  
18' 11" x 15' 4" (5.77m x 4.67m)
- Kitchen**  
15' 7" x 8' 8" (4.75m x 2.64m)
- W.C**
- First Floor Landing**
- Bedroom One**  
13' 2" x 9' 6" (4.01m x 2.90m)
- En-Suite**
- Bedroom Two**  
9' 5" x 8' 11" (2.87m x 2.72m)
- En-Suite**
- Second Floor Landing**  
Currently set up as a home office/study area.
- Master Bedroom**  
16' 7" x 12' 1" (5.05m x 3.68m)
- En-Suite**
- Rear Garden**
- Off Road Parking**



Total area: approx. 124.5 sq. metres (1339.7 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.

