

## 49 Paxton Avenue

HAWKINGE, Folkestone  
CT18 7GW

**£400,000** FREEHOLD

DRAFT DETAILS....FOR SALE WITH BURNAP + ABEL.....Burnap and Abel are delighted to offer this executive Pentland built three bedroom semi-detached house, located in the sought after location of Paxton Avenue in Hawkinge. This property is in our opinion in excellent decorative order and comprises of a large lounge/dining room, recently fitted kitchen, three double bedrooms, family bathroom and en-suite to the master bedroom. Additional benefits include a downstairs W.C, separate utility room, two storage rooms (previously the garage) and a south facing corner plot garden. For your chance to view call SOLE agent Burnap and Abel now on 01303 258590.



## Entrance Hall

with doors leading to

## Lounge/Dining Room

25' 4" x 12' 7" (7.72m x 3.84m) A large lounge/dining with tiled flooring, under floor heating, patio doors leading to the rear garden and double glazed window.

## Kitchen

16' 11" x 8' 5" (5.16m x 2.57m) With a mix of wall and base units, roll edge work surface, integral oven and grill, integral fridge/freezer, space for dining room table, tiled flooring with under floor heating.

## W.C

Low level W.C with wash hand basin

## Store

Store

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9' 4" x 9' 2" (2.84m x 2.79m) Previously part of the garage.

## Store

Access via an up and over garage door. Providing storage for bikes etc.

## Bedroom One

15' 10" x 9' 11" (4.83m x 3.02m) A large double bedroom with in built storage, carpeted floor, double glazed window and radiator

## En-Suite

A three piece en-suite comprising of a low level W.C, wash hand basin and shower unit

## Bedroom Two

15' 10" x 9' 9" (4.83m x 2.97m) A large double bedroom with in built storage, carpeted floor, double glazed window and radiator

## Bedroom Three

13' 3" x 9' 0" (4.04m x 2.74m) A large double bedroom with carpeted floor, radiator, double glazed window and in built storage

## Family Bathroom

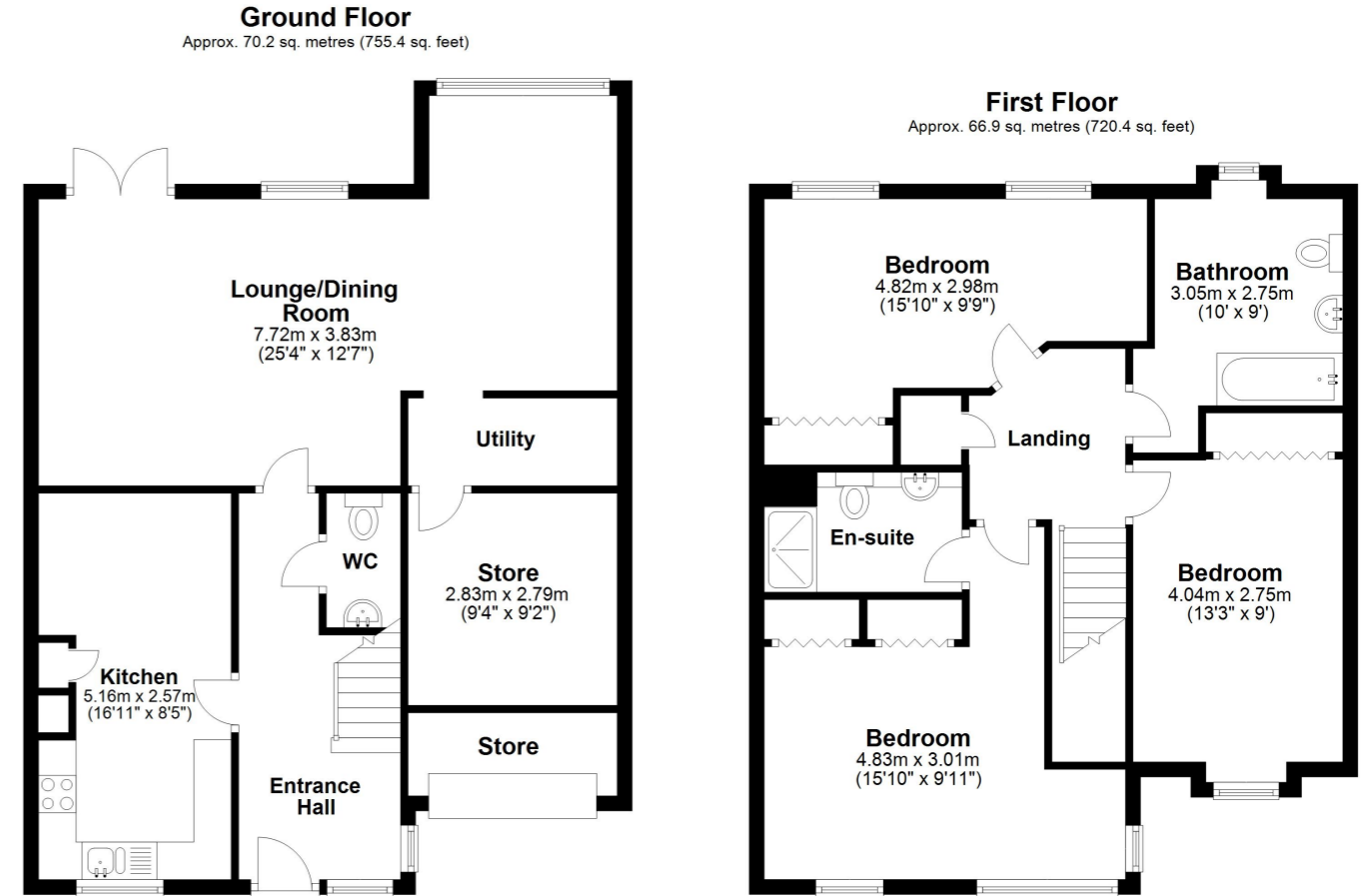
10' 0" x 9' 0" (3.05m x 2.74m) A three piece family bathroom comprising of low level W.C, wash hand basin, Panelled bath with shower overhead, tiled splashback

## Garden

A good sized corner plot garden, mostly laid to lawn, fenced boarder and a large patio area. The garden is south facing and a real sun trap.

## Driveway

Off road parking for two cars



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.

