



## 12 Woodcock Gardens

HAWKINGE, Folkestone  
CT18 7NE

**£450,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning 4 bedroom detached house located in the desirable Woodcock Gardens, Hawkinge. This recently renovated property boasts a brand new Vegas kitchen and newly updated bathrooms, elevating its charm and elegance. Step inside and be greeted by a spacious lounge, perfect for relaxing or entertaining guests. The open plan kitchen/diner is the heart of the home, featuring modern appliances and ample space for family meals. A convenient utility room provides additional storage and organisation options. Enjoy the natural light-filled conservatory overlooking the beautifully landscaped garden, offering a tranquil escape from the hustle and bustle of everyday life. With off-road parking and a garage, there is plenty of space for vehicles and storage. Don't miss out on the opportunity to make this house your home in Woodcock Gardens, Hawkinge. Schedule a viewing with sole agent Burnap + Abel today!





Entrance Hall

Lounge

15' 9" x 11' 7" (4.80m x 3.53m)

Kitchen/Dining Room

17' 11" x 15' 1" (5.46m x 4.60m)

Utility Room

Conservatory

12' 2" x 8' 5" (3.71m x 2.57m)

First Floor Landing

Bedroom One

13' 4" x 8' 7" (4.06m x 2.62m)

En-Suite

Bedroom Two

10' 1" x 8' 8" (3.07m x 2.64m)

Bedroom Three

10' 2" x 9' 1" (3.10m x 2.77m)

Family Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

Bedroom Four

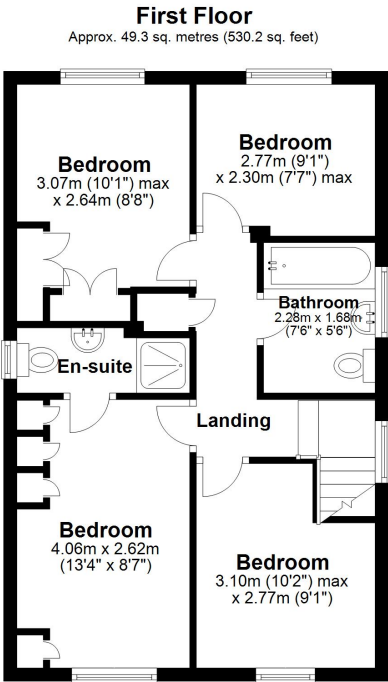
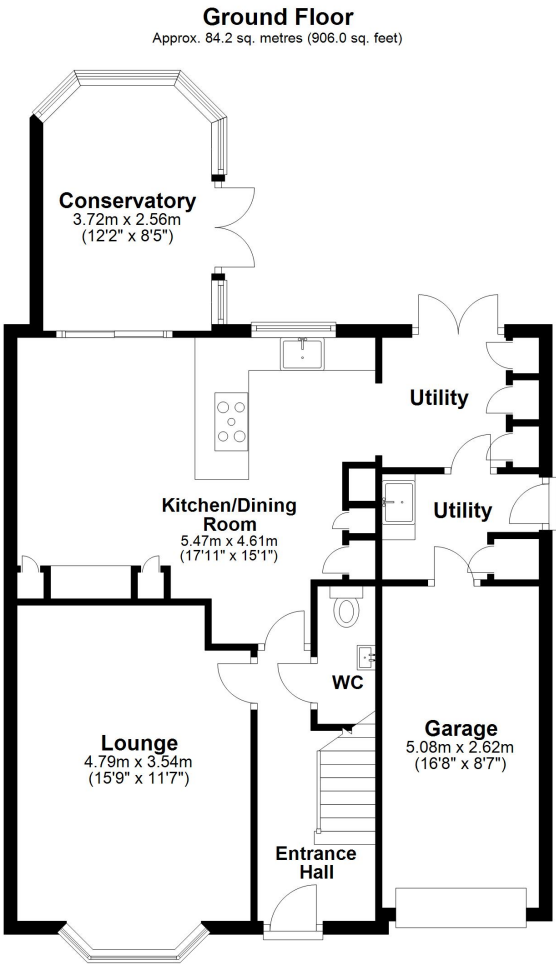
9' 1" x 7' 7" (2.77m x 2.31m)

Off Road Parking

Garage

16' 8" x 8' 7" (5.08m x 2.62m)

Rear Garden



Total area: approx. 133.4 sq. metres (1436.2 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.

