

## **18 Honner Close**

HAWKINGE, Folkestone  
CT18 7RB

**£450,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL.....Burnap + Abel are delighted to offer this superb four bedroom detached house, situated in the quiet cul-de-sac of Honner Close, Hawkinge. The property is in our opinion in good decorative order and the accommodation comprises lounge, kitchen/diner, conservatory, ground floor cloakroom, study/home office, family bathroom and four bedrooms including two en-suite shower rooms. Additional benefits include an integral garage, off road parking for two vehicles and an enclosed rear garden. For your chance to view call sole agent Burnap and Abel now on 01303 258590.





## Entrance hall

With wood flooring and doors leading to

## Lounge

18' 10" x 10' 10" (5.74m x 3.30m) A large lounge with bay window wood flooring, gas radiator and doors leading to dining room.

## Dining Room

10' 5" x 9' 10" (3.17m x 3.00m) A good sized dining room

## Kitchen

15' 11" x 10' 8" (4.85m x 3.25m) With a mix of wall and base units, roll edge work surfaces, wood flooring, integral oven and grill, 4 ring gas hob, integral fridge/freezer, dishwasher and washing machine, tiles splash back and doors leading to garden

## Conservatory

11' 8" x 10' 10" (3.56m x 3.30m) A large conservatory with tiled flooring and double glazed patio doors leading to garden

## Study/Home Office

8' 10" x 5' 4" (2.69m x 1.63m)

## First Floor Landing

## Bedroom

11' 7" x 10' 10" (3.53m x 3.30m) A large double bedroom with carpeted floor, double glazed window, radiator and two in built storage cupboards

## En-Suite

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

## Bedroom

13' 1" x 11' 7" (3.99m x 3.53m) A large double bedroom with carpeted floor, radiator, double glazed window and in built storage

## En-Suite

A three piece en-suite comprising of a low level W.C, Wash hand basin and double shower cubicle

## Bedroom

11' 4" x 8' 6" (3.45m x 2.59m) A good sized double bedroom with in built storage, carpeted floor, double glazed window and radiator

## Family Bathroom

7' 7" x 6' 8" (2.31m x 2.03m) A three piece bathroom suite comprising of a low level W.C, wash hand basin, panelled bath and double glazed window

## Bedroom

10' 9" x 7' 10" (3.28m x 2.39m) A good sized double bedroom with carpeted floor, double glazed window and radiator

## Garage

18' 5" x 8' 6" (5.61m x 2.59m)

## Driveway

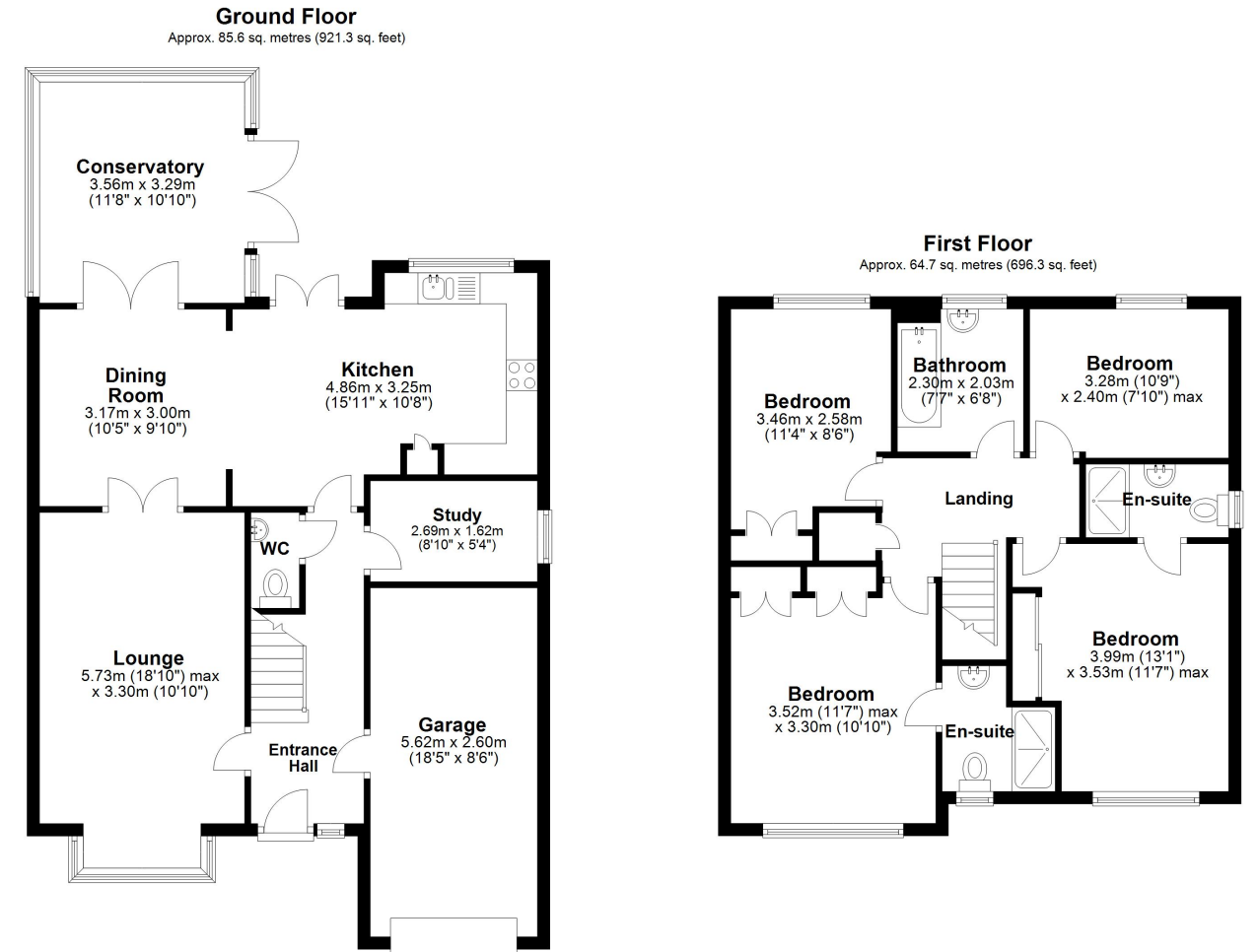
Off road parking for two cars

## Garden

A good sized rear garden, mostly laid to lawn with a large patio area and fenced boarders

## Please Note

Please note, the owner of this property is a relative of one of the directors of Burnap + Abel.



Total area: approx. 150.3 sq. metres (1617.6 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.

