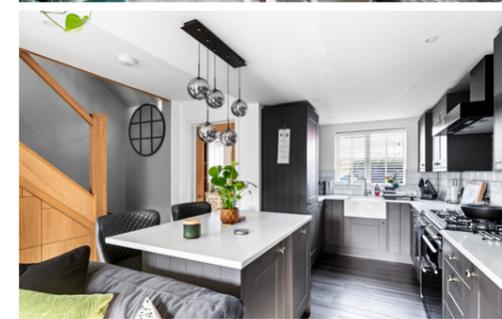


## 30 Mitchell Avenue

HAWKINGE, Folkestone  
CT18 7PU

**£350,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to your dream home on Mitchell Avenue in the charming town of Hawkinge. This 3 bedroom end of terraced house has undergone a high spec renovation, offering modern and luxurious living spaces throughout. Step inside and be greeted by the impressive kitchen, complete with a stylish island for preparing meals and entertaining guests. There is also a convenient utility room, ground floor W.C, and a cozy lounge featuring a stunning log burner for those chilly evenings. Upstairs, you will find three bright and spacious bedrooms along with a beautifully appointed bathroom. Outside, the property boasts a stunning garden that is perfect for relaxing or hosting outdoor gatherings, complete with garden room. With ample off-road parking space available, convenience meets elegance at this fabulous residence. Don't miss out on this incredible opportunity to own a truly exceptional property in Hawkinge. Contact us today to schedule a viewing before it's too late!



**Entrance Hall**

**Lounge**

15' 7" x 9' 6" (4.75m x 2.90m)

**Kitchen**

15' 7" x 13' 0" (4.75m x 3.96m)

**W.C**

**Utility Room**

9' 9" x 7' 7" (2.97m x 2.31m)

**First Floor Landing**

**Bedroom One**

10' 8" x 8' 10" (3.25m x 2.69m)

**Bedroom Two**

10' 9" x 8' 10" (3.28m x 2.69m)

**Bedroom Three**

7' 1" x 5' 0" (2.16m x 1.52m)

**Shower Room**

6' 6" x 5' 6" (1.98m x 1.68m)

**Off Road Parking**

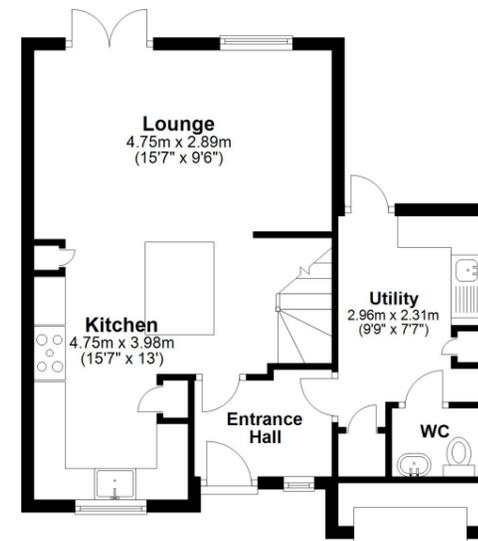
**Rear Garden**

**Garden Room**

17' 11" x 6' 4" (5.46m x 1.93m)

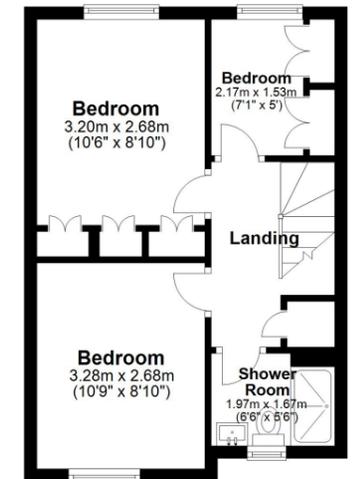
**Ground Floor**

Approx. 47.6 sq. metres (512.6 sq. feet)



**First Floor**

Approx. 32.7 sq. metres (351.8 sq. feet)



**Outbuilding**

Approx. 10.5 sq. metres (112.6 sq. feet)



**Total area: approx. 90.8 sq. metres (977.0 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.

