



## 61 Paxton Avenue

HAWKINGE, Folkestone  
CT18 7GW

**£425,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Set within a sought-after modern development in the picturesque village of Hawkinge, this beautifully presented three-bedroom semi-detached residence offers an impressive blend of space, style, and versatility across three well-appointed floors. From the moment you arrive, the property makes a statement with its extended driveway accommodating up to six vehicles, a rare and desirable feature in this location. Inside, the ground floor unfolds into a spacious and contemporary kitchen/dining area, ideal for both family meals and entertaining. A convenient W.C. is also located on this level, along with a converted garage, thoughtfully reimagined as a fully functional home office or gym—perfect for modern living and remote working needs. The first floor features a bright and airy lounge, offering elevated views and a calm retreat for relaxation. Three generous bedrooms are spread across the upper floors, including a luxurious principal bedroom with en-suite shower room, complemented by a stylish family bathroom. To the rear, a south-facing garden invites you to enjoy the sun throughout the day, complete with a bespoke external office, providing yet another flexible space ideal for professionals, creatives, or those seeking peace and privacy. This is a rare opportunity to acquire a home that seamlessly combines





Entrance Hall

Kitchen/Dining Room

22' 1" x 16' 0" (6.73m x 4.88m)

Study/Gym

19' 1" x 7' 10" (5.82m x 2.39m)

W.C

First Floor Landing

17' 6" x 16' 0" (5.33m x 4.88m)

Bedroom One

14' 9" x 13' 8" (4.50m x 4.17m)

En-Suite

Second Floor Landing

Bedroom Two

12' 3" x 8' 10" (3.73m x 2.69m)

Bathroom

8' 9" x 7' 10" (2.67m x 2.39m)

Bedroom Three

15' 11" x 7' 11" (4.85m x 2.41m)

Rear Garden

Office/Gym

12' 8" x 10' 9" (3.86m x 3.28m)

Off Road Parking

