



1 DEMOZAY CLOSE  
FOLKESTONE



**miles & barr**

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£425,000

- Four Bedrooms
- Immaculate condition
- Double bedrooms
- Master with en-suite
- Garage
- Quiet cul-de-sac location
- Off Street Parking
- Great Schooling
- Excellent Transport Links
- Lovely Garden

## ABOUT

Well Presented FOUR DOUBLE Bedroom Detached House in Popular Hawkinge!

Miles and Barr are very pleased to present this four double bedroom detached home to the market. Located in ever popular Hawkinge, this home is set within easy reach of Folkestone town centre and sea front, surrounded by good schooling at Junior, Secondary and Grammar levels and provides excellent transport links to Dover, Canterbury and beyond, making this home ideally situated for all your needs.

You will not find much better than this home, with well presented accommodation comprising; entrance hall, dining room & living room with bay window, modern fitted kitchen with integrated appliances & breakfast bar, utility room and cloakroom on the ground floor. On the first floor you will find the master bedroom complete with en-suite shower room, a further three double bedrooms and a family bathroom. Outside the property has a good sized rear garden which is really private and is mainly laid to lawn with patio and decked areas, and benefits from side access. Whilst to the front of the property is off road parking for at least three and garage. The home also benefits from double glazed windows and a new boiler with Hive controlled heating.

A lovely example of a detached Hawkinge home, this is sure to be a popular property, so call sole agents Miles and Barr now to book your viewing!

## DESCRIPTION

Entrance

Kitchen 11'02 x 10'03 (3.40m x 3.12m)

Dining Room 10'04 x 9'04 (3.15m x 2.84m)

Lounge 14'05 x 11'01 (4.39m x 3.38m)

WC

First Floor

Bedroom One 10'09 x 14'03 (3.28m x 4.34m)

En Suite 6'04 x 7'02 (1.93m x 2.18m)

Bedroom Two 12'00 x 11'01 (3.66m x 3.38m)

Bedroom Three 12'05 x 8'03 (3.78m x 2.51m)

Bathroom 5'03 x 7'02 (1.60m x 2.18m)

Bedroom Four 9'02 x 8'05 (2.79m x 2.57m)

External

Rear Garden

Off Street Parking

## LOCATION

Hawkinge

Made up of the old and the new, Hawkinge is fast becoming one of the most popular places to be in the Folkestone area. Having a huge range of home styles from terraced houses all the way up to detached barns and executive homes, Hawkinge has all you need. The area has a great reputation for local schooling and the transport links to the surrounding big cities are fantastic.

Folkestone

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

