



**Connells**

Paxton Avenue  
Hawkinge Folkestone



### Property Description

Connells are delighted to present a wonderfully vibrant three-bedroom mid-terrace home that delivers style, comfort and a touch of luxury across three impressive floors. The ground floor immediately sets the scene with a bright, free-flowing lounge and dining space that runs the full depth of the property, creating a warm and sociable heart to the home. Underfloor heating adds an indulgent feel, keeping the space cosy throughout the colder months. The kitchen sits just off the hall with plenty of room for cooking and storage, while a convenient W.C. completes this level.

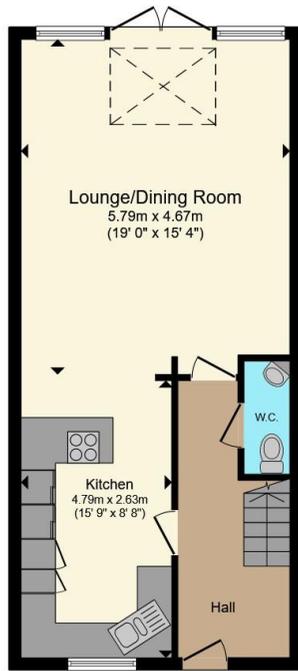
The first floor offers two beautifully sized double bedrooms, each with its own en-suite, giving this floor a boutique-style feel and making it ideal for families, guests or anyone who loves a little extra privacy. Rising to the top floor, the main bedroom spans an impressive footprint, complete with its own generous en-suite and a dedicated study area that's perfect for home working, creative projects or a quiet retreat at the end of the day.

Outside, the property continues to impress with a private rear garden that offers a peaceful escape for relaxing or entertaining, along with a driveway to the rear providing valuable off-street parking. This is a home that blends practicality with personality, offering space to grow, room to unwind and a layout that adapts effortlessly to modern living.

### Agents Note

The sellers advise that they pay £80 per annum as a contribution towards upkeep.





**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 128.2 m<sup>2</sup> (1,380 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: E

view this property online [connells.co.uk/Property/ASH408519](http://connells.co.uk/Property/ASH408519)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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