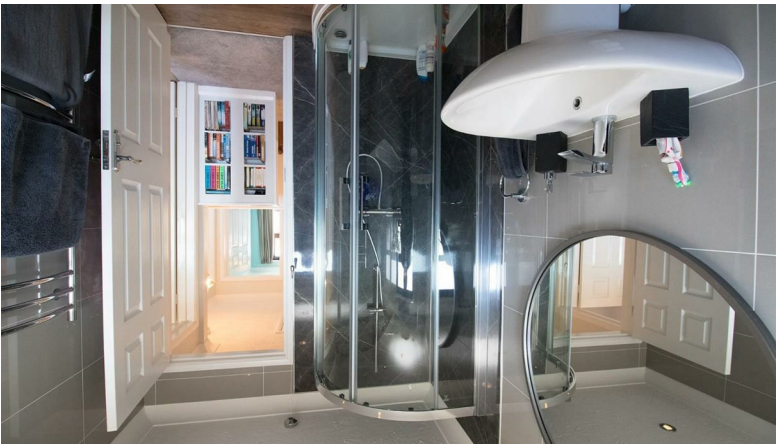
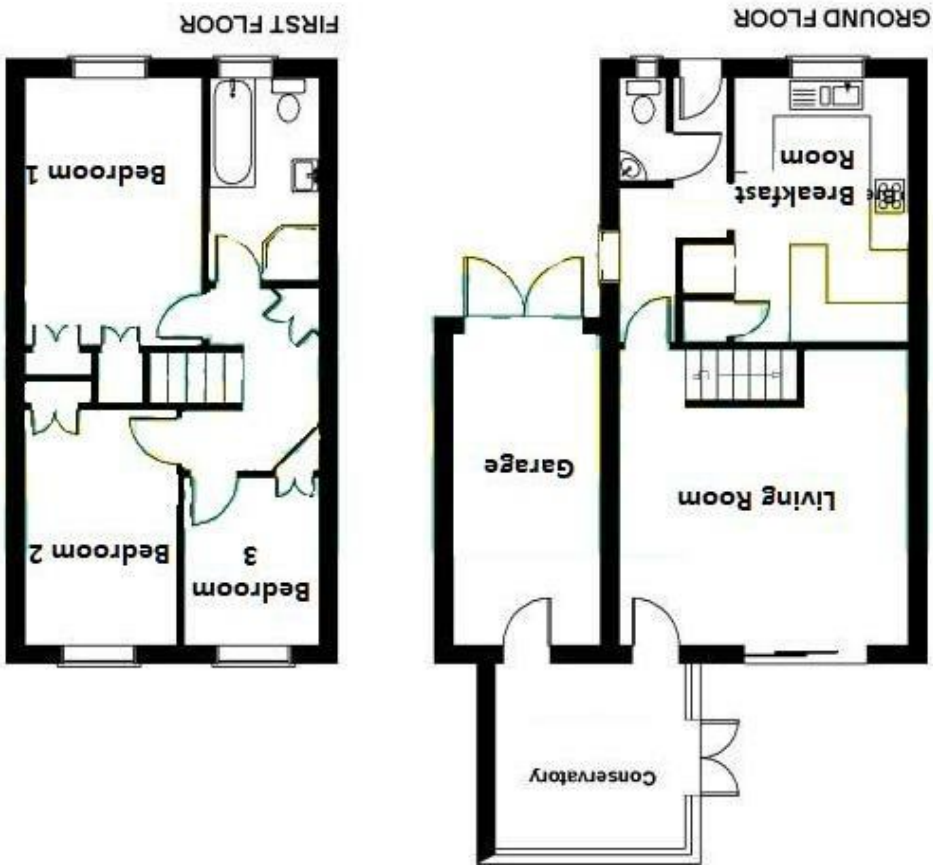


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Current	Possible
69	85
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



2 CRICKETERS CLOSE
FOLKESTONE



2 CRICKETERS CLOSE
FOLKESTONE

£300,000

- Three bedrooms
- Cul-de-sac location
- Driveway & garage
- Private garden
- Open plan living
- Modern finish

LOCATION

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. Approximately 12 miles from the city of Canterbury and 3 miles from the seaside town of Folkestone in the county of Kent. The village itself is nestled on top of the North Downs overlooking views of the Romney Marsh and Channel. The village boasts its own community centre, two schools, shops, village hall, a cricket club, a church and three pubs in the vicinity with excellent restaurants and two riding schools. Built on a former airfield a few historic buildings remain and the Kent Battle of Britain Museum is still located.

ABOUT

MODERN THREE BEDROOM SEMI TUCKED AWAY IN A QUIET CUL-DE-SAC IN OLD HAWKINGE!

This immaculate family home is presented to a very high standard and will a wealth of living space that is sure to appeal to a variety of buyers. Set back from the road the property benefits from ample off street parking as well as a garage with rear access. Downstairs the property boasts a large kitchen with breakfast bar and opening through to the lounge, ideal for entertaining or calling to the kids to let them know dinner is ready. Overlooking the garden is a stylish lounge / diner with doors out to the conservatory which is a fantastic space from where to enjoy the garden and also offers access to the garage. Upstairs the accommodation offers three good size bedrooms all with built in wardrobes and a contemporary bathroom. The bathroom has recently been refurbished and offers a luxury bath as well as separate shower cubicle, wash hand basin and WC. There is also a cloakroom on the ground floor. To the rear is a well maintained and secluded garden with a patio seating area.

Located in the ever popular Old Hawkinge, this home is set within easy reach of Folkestone town centre and sea front, surrounded by good schooling and provides excellent transport links to Dover, Canterbury and beyond, making this home ideally situated for all your needs.

DESCRIPTION

Ground Floor

Entrance

Entrance Hall

Cloakroom

Kitchen/Breakfast Room 14'0" x 9'3" (4.29m x 2.82m)

Living Room 15'8" x 15'7" (4.80m x 4.75m)

Conservatory 10'2" x 9'6" (3.10m x 2.90m)

First Floor

Bedroom 1 14'2" x 9'4" (4.34m x 2.87m)

Bedroom 2 12'5" x 8'0" (3.81m x 2.46m)

Bedroom 3 8'11" x 7'1" (2.72m x 2.16m)

Bathroom

External

Front Garden

Driveway

Garage 16'6" x 7'10" (5.03m x 2.39m)

Rear Garden

