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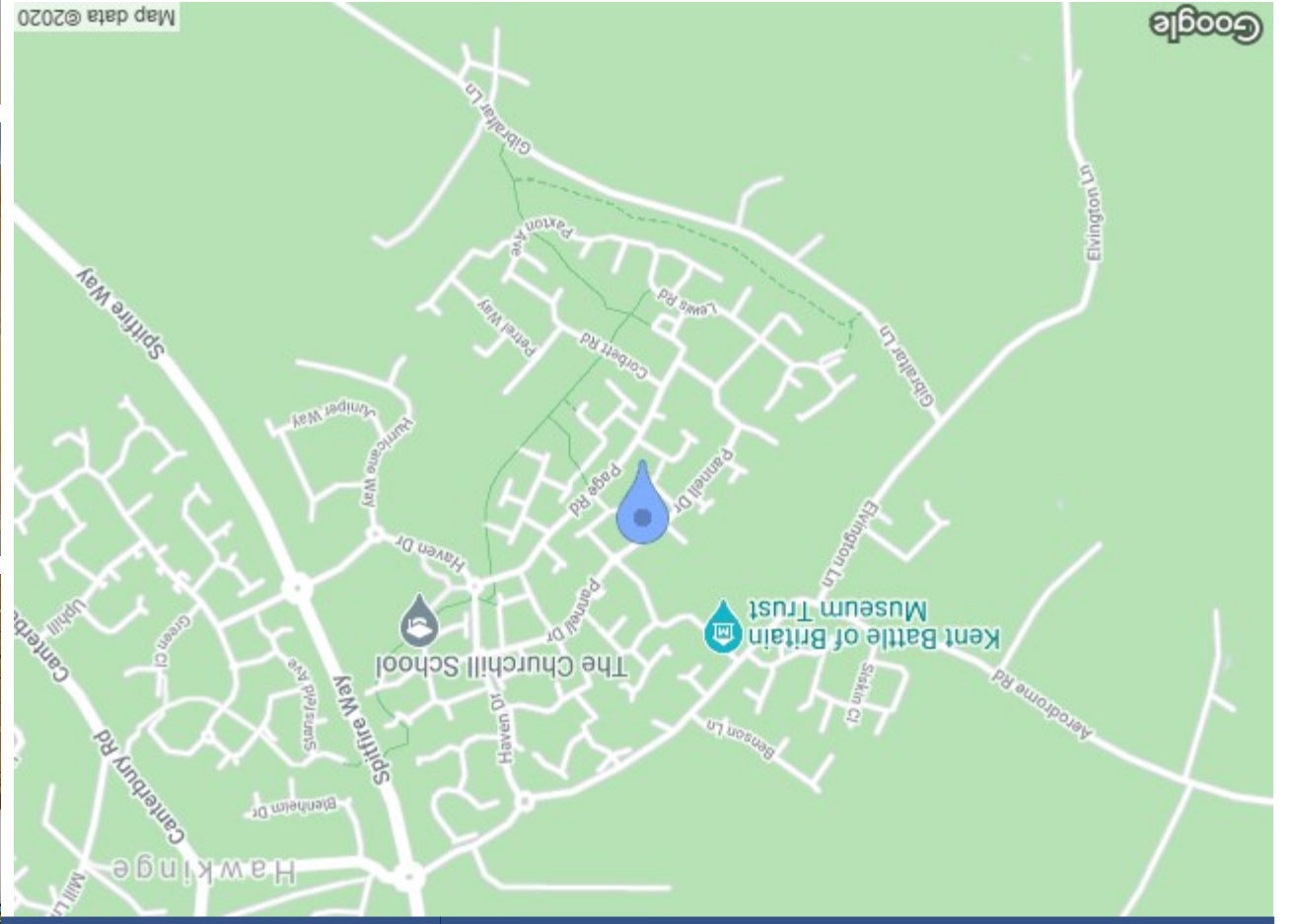
| England & Wales  |   |
|--|---|
| EU Directive 2002/91/EC                                |   |
| Very energy efficient - lower CO2 emissions            | A |
| Energy efficient - lower running costs                 | B |
| Decent energy efficiency - lower running costs         | C |
| Below average energy efficiency - higher running costs | D |
| Average energy efficiency - higher running costs       | E |
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**miles & barr**  
YOUR PROPERTY AGENT

101 Sandgate Road, Folkestone, Kent, CT20 2BQ  
t. 01303 255335 e. [folkestone@milesandbarr.co.uk](mailto:folkestone@milesandbarr.co.uk)

The Property Ombudsman



**20 HONNER CLOSE**  
**FOLKESTONE**



**20 HONNER CLOSE**  
**FOLKESTONE**

**£395,000**



- Four Bedrooms
- Three Bathrooms
- Garage
- Off Street Parking
- Great Schools
- Great Transport Links
- Popular Location
- Extended
- Well Presented
- Lovely Garden

## ABOUT

EXTENDED DETACHED FAMILY HOME IN POPULAR AND QUIET LOCATION!

MILES AND BARR are very pleased to offer this four bedroom, three bathroom home to the market.

Located in ever popular Hawkinge and being of a newer build, this home is within easy reach of local amenities and shops, great schooling and excellent transport links via road and train including easy access to London via the M20 or the fast rail link from Folkestone, making this home ideally set for all your needs.

The home is well presented throughout and offers extended and spacious accommodation comprising, entrance hall, downstairs cloakroom, large lounge, separate dining room a large kitchen / breakfast room with integrated appliances and a further extended snug/family room to the ground floor. Upstairs you will be pleased to find four good sized bedrooms, two offering ensuite facilities as well as a further well-appointed family bathroom. Outside to the rear is a love and secluded garden which is mainly laid to lawn with patio area for outside entertaining and to the front is ample off street parking and a garage ( currently used as a gym, easy to change back)

Homes of this size and in this location are often sought and tend to sell quickly, so don't delay and call MILES AND BARR today for more information and your chance to view.

## 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. 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."

## DESCRIPTION

Entrance

Porch

Hallway

WC

Sitting Room 16'4 x 11'4 (4.98m x 3.45m)

Dining Room 11'5 x 10'0 (3.48m x 3.05m)

Breakfast Area 9'8 x 8'10 (2.95m x 2.69m)

Kitchen 21'0 x 10'8 (6.40m x 3.25m)

First Floor

Bedroom One 11'7 x 9'4 (3.53m x 2.84m)

En Suite

Bedroom Two 11'2 x 11'1 (3.40m x 3.38m)

En Suite

Bedroom Three 11'3 x 9'10 (3.43m x 3.00m)

Bedroom Four 6'7 x 6'4 (2.01m x 1.93m)

Bathroom

External

Gaage

Rear Garden

