



## Aerodrome Road, Hawkinge, Folkestone, Kent, CT18 7AG

- Tucked Away From Passing Traffic
- 2 Bedrooms
- Sleek Modern Kitchen With Integrated Appliance
- Ground Floor Cloakroom
- Parking For 2 Cars
- Constructed By Pentland Homes
- Sitting Room Overlooking The Rear Garden
- Family Bathroom
- Gardens
- Adjacent To RAF Hawingee Memorial

**Offers In Excess Of £300,000**



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## DESCRIPTION

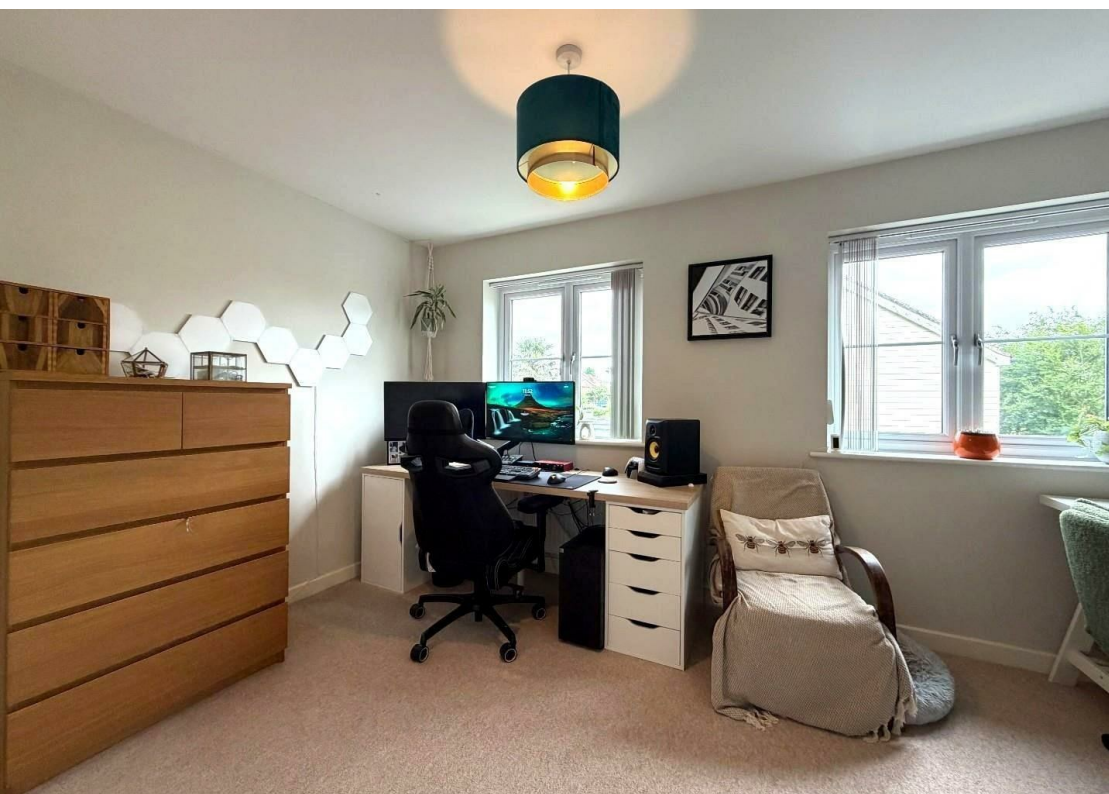
Tucked away from passing traffic, adjacent to the RAF Hawkinge Memorial, and standing in well kept communal grounds is this tidy and well presented family home, constructed by Pentland Homes. The accommodation offered includes on the ground floor a welcoming entrance hallway leading to the sitting/dining room which overlooks the rear garden. A sleek, modern kitchen overlooks the front and includes a range of integrated appliances to include oven, hob and extractor. In addition there is a useful cloakroom. To the first floor there are 2 bedrooms, both with twin sets of windows and a family bathroom. Gardens are largely to the rear and off road parking is provided for 2 cars.

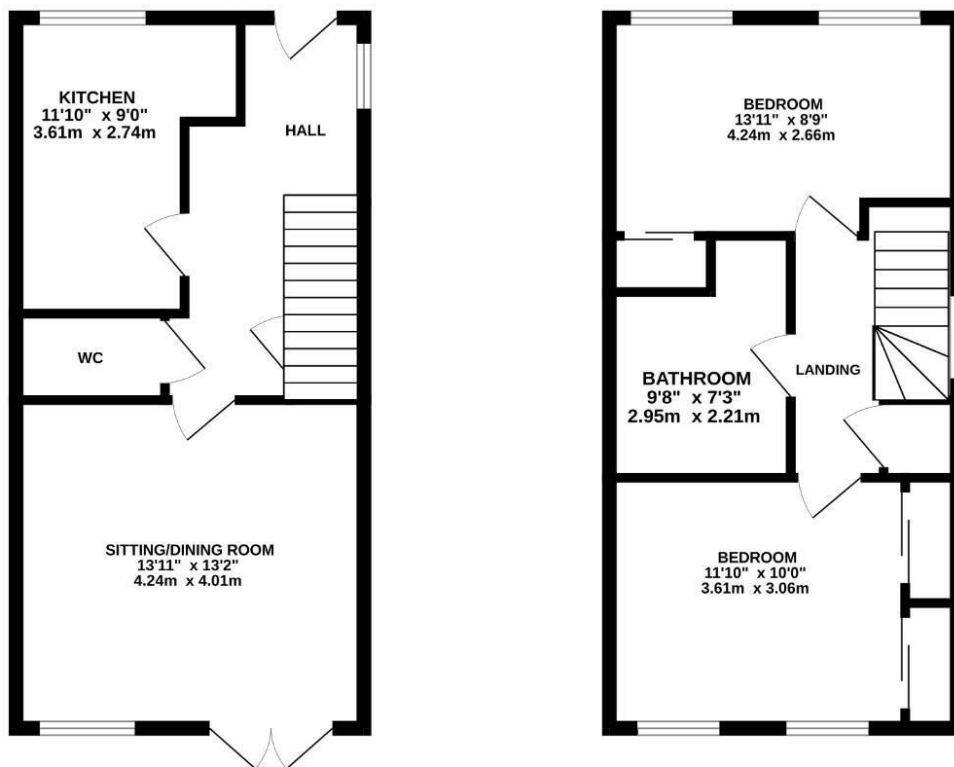
Hawkinge is known for its community spirit and convenient amenities, making it an excellent choice for those looking to settle in a friendly neighborhood. With local supermarket, schools, and parks nearby, everything you need is within easy reach. Additionally, the proximity to Folkestone ensures that you can enjoy the benefits of coastal living while still having access to the vibrant town life. In addition it is well placed for access to the Cathedral City of Canterbury along with the coastal port of Dover. The M20 motorway makes Ashford readily accessible.

### IDENTIFICATIONS CHECKS

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."







TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropac 6/2025

### Viewings

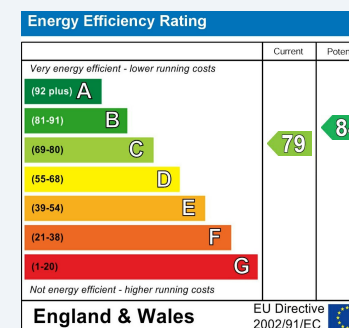
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.