

# Four-bedroom detached house

1 Woodcock Gardens, Hawkinge, Folkestone, Kent, CT18 7NE// Freehold  
// Male 68, Female 72, Female 71

£380,000	Independent RICS valuation
100%	Percentage offered
£380,000	Value of percentage offered
£169,950	Investment price
£210,050	Discount

Investment offered at **55.27%** below RICS vacant possession value





# Property images





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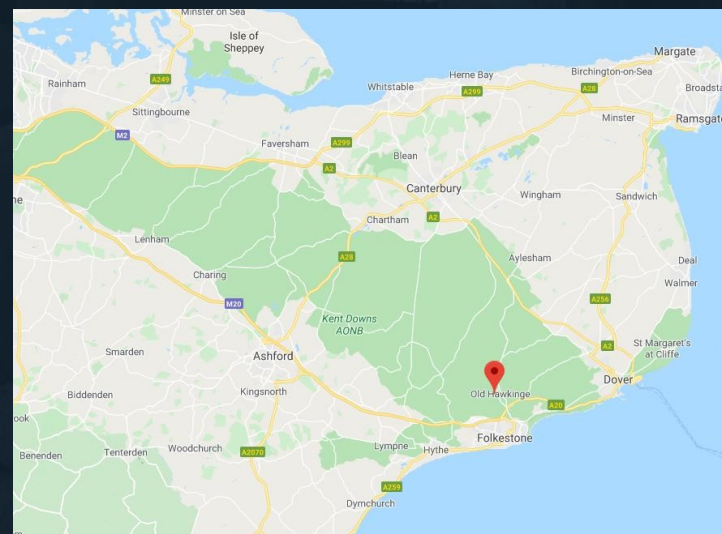


# Location Overview

Hawkinge sits on the outskirts of Folkestone, an affluent coastal town in Kent which has seen a 13% rise in property values in since February 2019. It is one of Kent's most sought after commuter towns and benefits from a high-speed rail link with direct trains to London Charing Cross, St. Pancras International in under an hour and to surrounding Kent towns. Renowned for its picturesque cliff views, cobbled streets and the benefit of having its own entrance to the Channel Tunnel, Folkestone has become a favoured area for families and professionals. Regeneration started in late 2018 with a £5.1 million investment set aside for Folkestone's Harbour. This regeneration will include 1,000 new homes, 10,000 sq. m. of retail space, new public access areas and to work on the historic harbour. With fantastic transport links, beautiful scenic views and significant regeneration in the area, Folkestone's property values will only be likely to increase in the coming years making this area a fantastic investment location to consider.

246%*	20-year growth from Nov 98 to Nov 18
£169,950	Investment price
£380,000	Investment value
£462,328	5-year value (4% HPI)
£562,492	10-year value (4% HPI)
£832,626	20-year value (4% HPI)

\*Figures from home.co.uk





# Property Overview

## Key Features

- Easy motorway access
- Master En-Suite
- Large conservatory
- Huge private driveway
- Sought after location

## Measurements

Living room	12'4 x 16'8
Kitchen	10'3 x 10'4
Dining room	11'2 x 8'9
Conservatory	13'5 x 9'
Bedroom	13'4 x 10'4
Bedroom	9'8 x 10'4
Bedroom	11'2 x 8'5
Bedroom	6'2 x 9'

## Floorplan



## Comparables



**4 bedroom detached house for sale**  
Hawkinge, FOLKESTONE

**NO LONGER ADVERTISED** **SOLD STC**

### Key features

A delightful four bedroom, two en-suite family house with four reception rooms, kitchen/breakfast room, studio/play room, family bathroom ...

Marketed from 17 Feb 2018 to 26 Jan 2019 (342 days) by Colebrook Sturrock, Hawkinge

### Sold price history

28 Jan 2019	£397,000
27 Nov 2009	£250,000
22 Nov 2002	£230,000