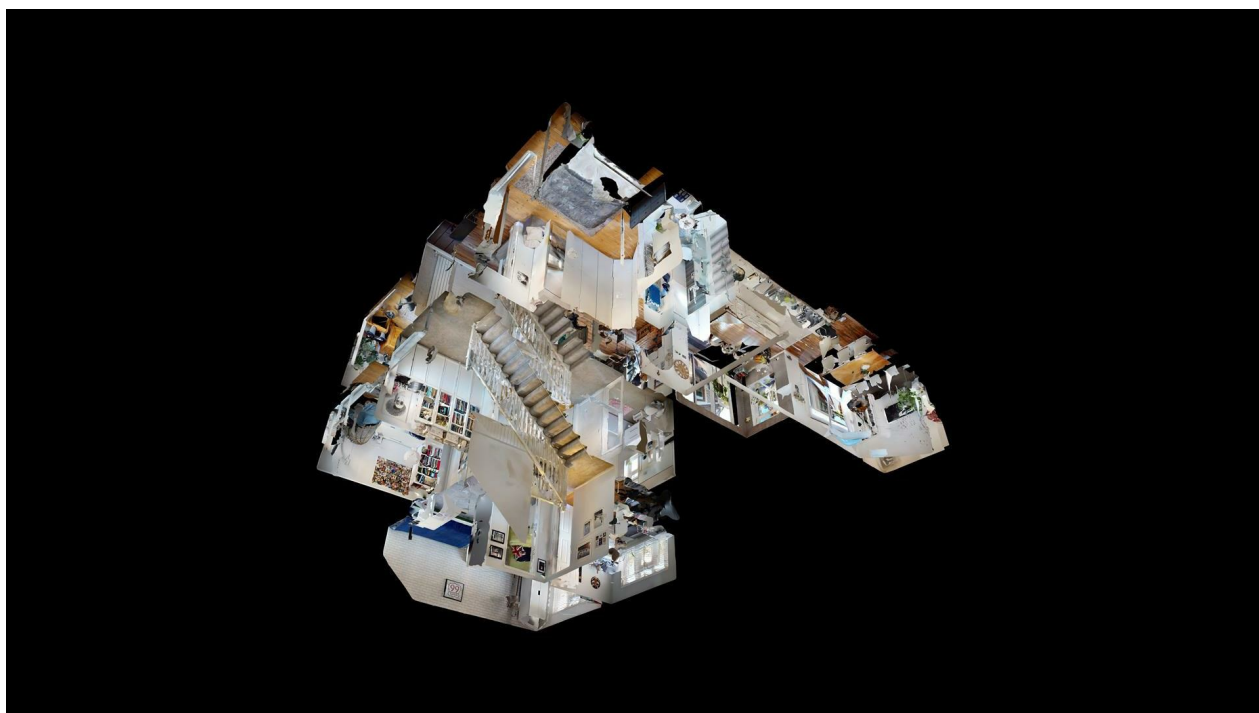
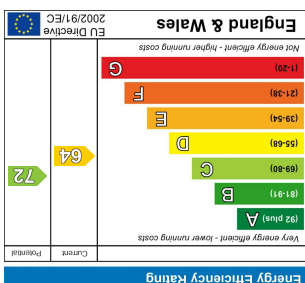


In compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



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11 CROWN GARDENS
CANTERBURY

11 CROWN GARDENS CANTERBURY

OFFERS IN EXCESS OF £525,000

- Sought After Location
- Heavily Extended
- Semi-Detached House
- Four/Five Bedrooms
- Great Family Home
- High Spec Finish Throughout
- Generous Rear Garden
- Close to Canterbury Centre

LOCATION

LOCAL AREA

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

LARGE FAMILY HOME IN VERY DESIRABLE LOCATION!

Miles and Barr are delighted to present to the market this four/five bedroom house in the rarely available location of Crown Gardens. Just a short walk from the centre of Canterbury and the train station at Canterbury West. The property has benefited from an extension over the years and is finished to high standard throughout; with off street parking and a nice sized garden as well we feel this is a wonderful family home.

In its current layout the ground floor of the property boasts an entrance hall, the left hand side offers the main bedroom suite which was converted from the garage with high ceilings and en-suite shower-room. On the right hand side at the front of the property is the comfortable lounge. The hallway leads into the family room where there is loads of light flooding in through patio doors and a large window. There is underfloor heating which runs through the rear of the ground floor. This family room, opens into the high spec kitchen with breakfast island and then dining area. This makes for a fantastic entertaining space (when restrictions allow). Finally there is also a utility room/WC at the rear.

On the first floor there is a lovely wide landing with storage and bookshelves. There are two double bedrooms on this level, and a family bathroom with three piece bath suite and further underfloor heating. On the second floor there is another double bedroom and then a smaller single bedroom or study and a cupboard in the eaves.

Externally there is a driveway at the front of the property with parking for two cars. At the rear there is a generous garden with a substantial decking area as you head out from the patio doors. This leads to the lawn with raised beds and a patio with a large shed.

Viewing is highly recommended to appreciate the space on offer, contact Miles and Barr on 01227 200600 to arrange your appointment today.

DESCRIPTION

GROUND FLOOR

Entrance Hall

Master Bedroom 14'5 x 11'4 (4.39m x 3.45m)

En-Suite Shower Room 6'5 x 5'4 (1.96m x 1.63m)

Lounge 12'7 x 12'7 (3.84m x 3.84m)

Family Room 18'11 x 9'3 (5.77m x 2.82m)

Kitchen 17'7 x 13'10 (5.36m x 4.22m)

Dining Area 10'8 x 7'6 (3.25m x 2.29m)

Utility/WC 7'6 x 4' (2.29m x 1.22m)

FIRST FLOOR

Landing

Bedroom Two 12'4 x 11'2 (3.76m x 3.40m)

Bedroom Four 12'4 x 8'8 (3.76m x 2.64m)

Bathroom 7'7 x 5'5 (2.31m x 1.65m)

Storage Cupboard

SECOND FLOOR

Bedroom Three 15'7 x 9'9 (4.75m x 2.97m)

Bedroom Five/Study 7'7 x 6'2 (2.31m x 1.88m)

Storage Cupboard

Exterior

Front Garden

Rear Garden

