



41 CHESTNUT DRIVE  
CANTERBURY



miles  
&barr

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OFFERS IN EXCESS OF £300,000

- Three Bedroom Semi-Detached Home
- Driveway Parking
- Kitchen/Diner
- Separate Lounge
- Well Presented
- Sunny Rear Garden
- Popular Village Location
- Family Home
- Viewing Recommended

## ABOUT

Driveway | Lovely Rear Garden | Ideal Family Home |

Miles and Barr are delighted to offer to the market this well presented three bedroom semi-detached home situated within the village of Sturry. The ground floor accommodation comprises the lounge and kitchen with fitted appliances and plentiful storage space. The property also benefits from a downstairs cloakroom/WC. Upstairs you will find three bedrooms and the main family bathroom. Outside the property offers driveway parking and a rear garden with patio seating area, shingle and steps leading to a good sized lawn. The property backs onto woodlands and is close to the local shops, school, railway and bus route. This would make a fantastic family home and early viewing is recommended. Please contact Miles and Barr today.

## LOCATION

The village of Sturry is located to the east of the cathedral city of Canterbury and has excellent road and rail links directly into the city centre itself. Sturry railway station is one stop from Canterbury West station which offers the High Speed Service to London St Pancras in less than an hour. There are local schools and amenities on hand and there is a real sense of community throughout the village.

### SURROUNDING AREAS

The property is situated within 4 miles of 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.

### SPORT AND LOCAL 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.

### COMMUNICATIONS

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).

## DESCRIPTION

### Ground Floor

Lounge 14'10" x 11'10" (4.52m x 3.61m)

Kitchen/ Diner 12'09" x 11'09" (3.89m x 3.58m)

Cloakroom/WC 5'06" x 2'07" (1.68m x 0.79m)

### First Floor

Bedroom 14'10" x 12'01" (4.52m x 3.68m)

Bedroom 10'0" x 8'07" (3.05m x 2.62m)

Bedroom 10'0" x 6'0" (3.05m x 1.83m)

### Bathroom

### External

### Rear Garden

### Off Street Parking

