



52 Cedar Road, Sturry
£350,000

52 Cedar Road

Sturry, Canterbury

Miles and Barr are delighted to bring to the market this well presented three bedroom semi-detached property located in the popular village of Sturry. Situated on Cedar Road this spacious family home offers stunning views across the village towards the Fordwich Lakes. Just a short walk from the local shops, pubs and train station with High Speed links to London. The ground floor accommodation offers a cosy living room to the front of the property, to the rear you have a good size kitchen/diner with base and wall cabinets, storage under the stairs and sliding doors out to the conservatory. Upstairs you have three good size bedrooms and main family bathroom, the property also benefits from an additional room in the loft currently used for storage but in the past has been used as a play room. Subject to planning this could be converted into another useable room. Outside the property has driveway parking and large rear garden. Please call Milles and Barr to arrange your viewing.

Tenure: Freehold

- Views Of Fordwich Lakes
- Well Presented
- Close To Sturry Train Station
- Three Bedroom Semi-Detached
- Driveway Parking
- Quiet Location
- Potential To Extend





Ground Floor

Kitchen

Dimensions: 4.83m x 2.92m (15'10 x 9'07).

Conservatory

Dimensions: 4.83m x 3.51m (15'10 x 11'06).

Lounge

Dimensions: 4.83m x 3.51m (15'10 x 11'06).

First Floor

Bedroom One

Dimensions: 3.53m x 2.92m (11'07 x 9'07).

Bedroom Two

Dimensions: 2.84m x 2.77m (9'04 x 9'01).

Bedroom Three

Dimensions: 2.67m x 1.93m (8'09 x 6'04).

Bathroom

Dimensions: 2.01m x 1.93m (6'07 x 6'04).

Loft Room

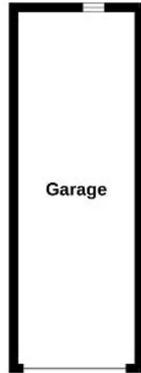
Dimensions: 4.60m x 3.33m (15'01 x 10'11).

Outside

Garage

Dimensions: 7.09m x 2.54m (23'03 x 8'04).





TOTAL FLOOR AREA : 96.8 sq.m. (1041 sq.ft.) 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 Metropack 62022

GROUND FLOOR
60.8 sq.m. (654 sq.ft.) approx.

1ST FLOOR
36.0 sq.m. (387 sq.ft.) approx.



Miles and Barr

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 200 600

canterbury@milesandbarr.co.uk

<http://www.milesandbarr.co.uk/>

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure