

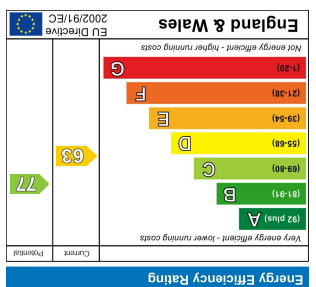
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF  
 ☎ 01227 200600 e. canterbury@milesandbarr.co.uk

**miles & barr**  
 YOUR PROPERTY AGENT





90 ASHFORD ROAD  
CANTERBURY



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CANTERBURY

OFFERS OVER £475,000

- Detached Chalet Style Bungalow
- Four Bedrooms
- Versatile Accommodation
- Front and Rear Garden
- Garage and Driveway Parking
- Large Extended Kitchen
- Immaculate Condition
- Viewing Recommended

## 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 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

I Perfect Family Home I Desirable Location I Parking & Garage To The Rear Off Of Tonford Lane

Miles and Barr are delighted to offer to the market this lovely four bedroom detached family home located just a short drive from Chartham and Canterbury City Centre. The current owners have added the extension to the kitchen, added two additionally bedrooms and an En Suite to the property, while also keeping it very modern and stylish. The ground floor accommodation comprises the Lounge, Kitchen, Dining Room, Utility Room, Bathroom and two double Bedrooms. To the first floor is an additional two double bedrooms and an En Suite. Outside there is a large front garden, mainly laid to lawn and a rear garden, leading to the Garage and Driveway for parking. This is not one to miss out on, so please call Miles and Barr as the Sole Agent to arrange all viewings.

## DESCRIPTION

### Ground Floor

Entrance/ Hallway

Bedroom 12'10 x 8'09 (3.91m x 2.67m )

Bedroom/ Reception 12'10 x 10'02 (3.91m x 3.10m)

Bathroom 9'06 x 5'08 (2.90m x 1.73m)

Kitchen 15'09 x 12 (4.80m x 3.66m)

Utility 5 x 5'08 (1.52m x 1.73m )

Dining Room 11 x 12'08 (3.35m x 3.86m )

Lounge 12'09 x 12'11 (3.89m x 3.94m)

Conservatory

First Floor

Bedroom 12'08 x 10'08 (3.86m x 3.25m )

En Suite 8 x 7'09 (2.44m x 2.36m )

Bedroom 8'10 x 20'03 (2.69m x 6.17m)

