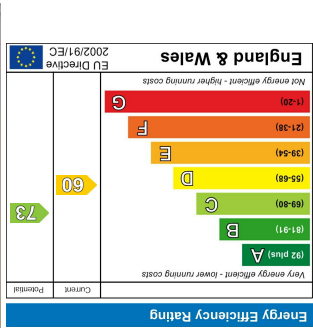


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



3 BYRON CLOSE  
CANTERBURY



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**miles & barr**  
YOUR PROPERTY AGENT



3 BYRON CLOSE  
CANTERBURY

£525,000



- Detached bungalow
- Quiet location
- Three Double Bedrooms
- Garage and Parking
- 105ft Frontage
- Huge Potential to Extend
- Subject to Relevant Permissions
- Separate WC

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 Beaneys 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

\*SPACIOUS DETACHED BUNGALOW WITH HUGE POTENTIAL AND NO ONWARD CHAIN\*

Located in a quiet close but within a 10-15 minute walk to Christchurch University and Kent and Canterbury Hospital is this three bedroom detached bungalow with garage and parking for 2-3 cars. Presented in neutral colours, this well kept property offers hall, cloakroom, lounge/dining room, three double bedrooms with built in wardrobes, bathroom with separate shower unit, and kitchen leading to utility room. It also benefits from GCH and DG. Outside offers large rear garden laid with paving and plants.

Viewings can be arranged by contacting Miles and Barr acting as sole agents.

DESCRIPTION

- Entrance
- Lounge 16'0 x 13'1 (4.88m x 3.99m)
- Dining Room 11'4 x 9'9 (3.45m x 2.97m)
- Bathroom
- Separate WC
- Bedroom One 12'9 x 10'4 (3.89m x 3.15m)
- Bedroom Two 10'2 x 9'8 (3.10m x 2.95m)
- Bedroom Three 10'4 x 9'4 (3.15m x 2.84m)
- External
- Rear Garden

