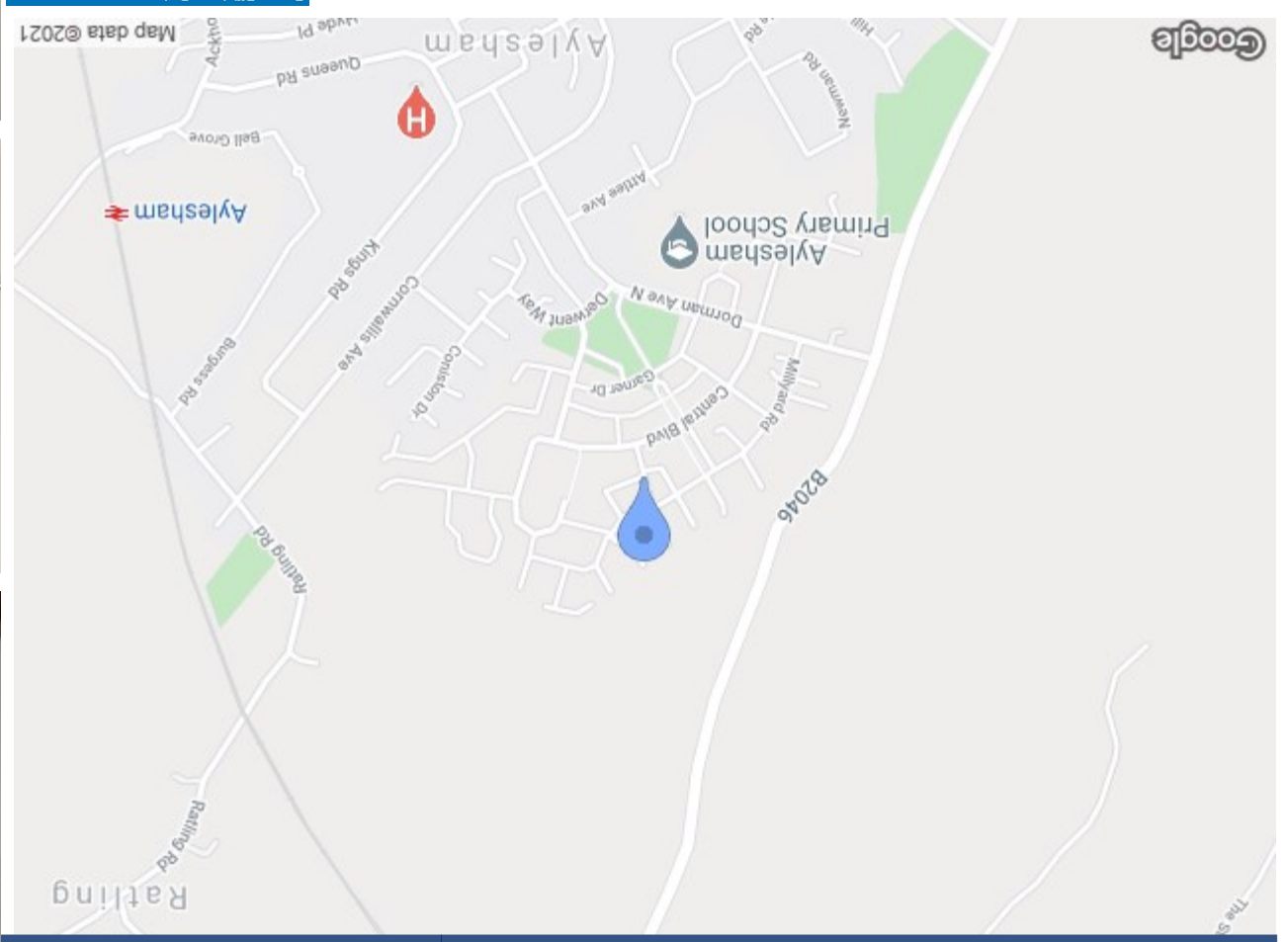


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-65)
Average	E (45-55)
Below average	F (31-40)
Very poor energy efficiency - higher running costs	G (1-20)
Current	84
Possible	95



miles & barr
YOUR PROPERTY AGENT

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t: 01227 200600 e: canterbury@milesandbarr.co.uk

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**20 LAMPLIGHT GARDENS
CANTERBURY**



**20 LAMPLIGHT GARDENS
CANTERBURY**

£285,000

- Large Semi Detached Home
- Three Bedrooms
- En Suite To Master
- Well Presented Throughout
- Rear Garden
- Car Port
- Popular Village Location

ABOUT

****POPULAR LOCATION****

Miles and Barr are delighted to offer to the market this lovely double fronted house in the popular village location of Aylesham, situated just a short drive from Canterbury. Only a few years old and in an immaculate condition throughout, the property also benefits from being very light and airy, making this the perfect family home.

The ground floor accommodation comprises the wide entrance/ hallway, cloakroom/ WC, leading through to the spacious living area. Through to the right of the property is the dining room and kitchen, with patio doors to the garden. To the first floor is three sizable bedrooms, the family bathroom and the En Suite from the master bedroom. Outside of the property offers a car port and driveway for an additional two parking spaces. To the rear is the South East facing, landscaped garden. Please call Miles and Barr to arrange all viewings as the Sole Agent.

LOCATION

Aylesham

Aylesham is a thriving village, with a central Co-Op, own butchers, a primary school and newly built medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

SURROUNDING AREAS

The property is situated within 6 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 Beane 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

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also 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

DESCRIPTION

Entrance

Kitchen 7'03 x 13'01 (2.21m x 3.99m)

Dining Room 8'05 x 12'09 (2.57m x 3.89m)

ounge 10'04 x 16'02 (3.15m x 4.93m)

WC

First Floor

Bedroom 11'10 12'09 (3.61m 3.89m)

En Suite 4'06 x 7'01 (1.37m x 2.16m)

Bedroom 10'05 x 8'07 (3.18m x 2.62m)

Bedroom 6'09 x 7'05 (2.06m x 2.26m)

Bathroom 6'03 x 6'03 (1.91m x 1.91m)

