



**45 SOUTH CANTERBURY ROAD**  
**CANTERBURY**

**Offers In Excess Of £625,000**



## ABOUT

Found in a highly desirable and sought-after residential location to the South side of Canterbury, close to Kent and Canterbury hospital is this delightful four bedroom detached chalet style home which provides well-proportioned and versatile living accommodation. Set back from the road providing off street parking for numerous vehicles to the front. The accommodation briefly comprises, to the ground floor; a cloakroom, lounge with woodburner, dining room, kitchen with integrated oven and hob, utility room and two bedrooms. The master bedroom has an en-suite shower room. To the first floor there are two further bedrooms and a separate bathroom and a shower room. There is also double doors giving access to the loft space which could possibly provide potential additional accommodation subject to the necessary planning consents. Externally, the good sized rear garden is laid mainly to lawn and has a large chalet/shed and a brick-built store which could provide other uses.

The property is found within easy access to the city centre, where you will find a wide variety of shops, bars, cafes and restaurants, as well as the popular Marlowe Theatre. Canterbury West station also offers a high-speed rail service to London in under an hour. There are also a number of highly regarded schools to be found in both the public and private sectors.

NB. The property has been underpinned. There is gas fired central heating.

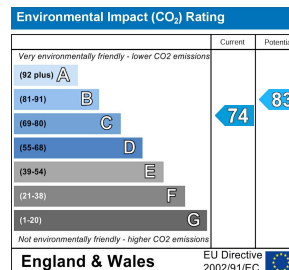
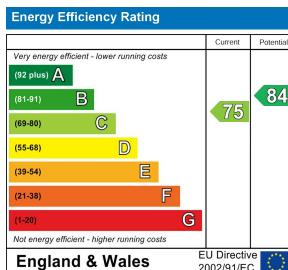
## LOCATION

## DESCRIPTION

Ground Floor  
Porch  
Entrance Hall  
Living Room 20'7 x 13'10 (6.27m x 4.22m)  
Dining Room 19'2 x 12'6 (5.84m x 3.81m)  
Kitchen 12'6 x 11'2 (3.81m x 3.40m)  
Utility Room  
Cloakroom  
Master Bedroom 15'7 x 12'1 (4.75m x 3.68m)  
En-suite Shower Room  
Bedroom 12'11 x 11'11 (3.94m x 3.63m)  
First Floor  
Landing  
Bedroom 16'2 x 10'11 (4.93m x 3.33m)  
Bedroom 12'5 x 10'11 (3.78m x 3.33m)  
Bathroom  
Shower Room  
Loft  
External  
Front/Driveway  
Rear Garden  
The Vendor's View



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In accordance with the Property Misdescriptions Act (1991) 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.