



14 Churchill Road, Canterbury, CT1 3EB
£800,000



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Discover the epitome of versatile living with this stunning extended detached bungalow, thoughtfully designed to meet all your family's needs. This beautifully enhanced property boasts extensive side and rear extensions, creating an exceptional living space that is sure to impress.

Step into the heart of the home, where a magnificent Lantern Skylight floods the kitchen and dining area with natural light, creating a bright and airy ambiance. The spacious layout is perfect for family gatherings and entertaining, with bi-folding doors seamlessly connecting the interior to the large rear garden.

The bungalow features a further family living area that provides the perfect blend of comfort and functionality. The property offers four well-appointed bedrooms, ensuring ample space for the entire family. The main bedroom is a true retreat, featuring an en-suite bathroom complete with a shower cubicle. The remaining bedrooms are versatile and can be adapted to suit your needs, whether as children's or guest rooms.

In addition to the en-suite, the bungalow includes a modern family bathroom, equipped with contemporary fixtures and fittings. This stylish space is perfect for unwinding after a long day.

Currently used as an office, the additional reception room provides the flexibility to create a space that suits your lifestyle. Whether you need a dedicated workspace, a playroom for the kids, or a quiet reading nook, this room offers endless possibilities.

With ample parking available, you'll never have to worry about finding a spot for your vehicles. The convenience of this feature adds to the overall appeal of this exceptional property.

Please call Zest Homes to view 01227 949291

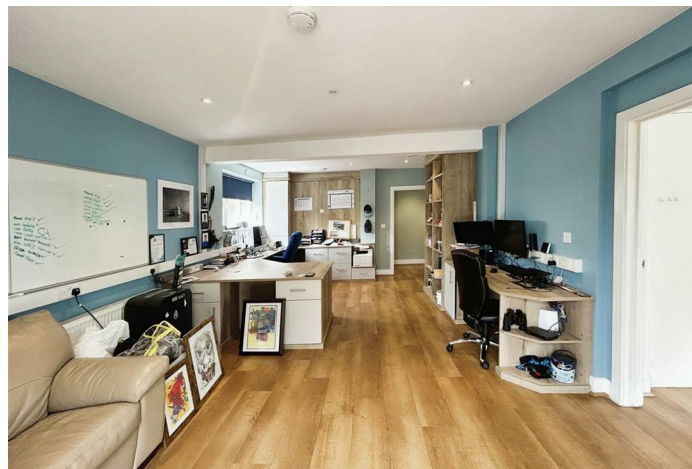
Description

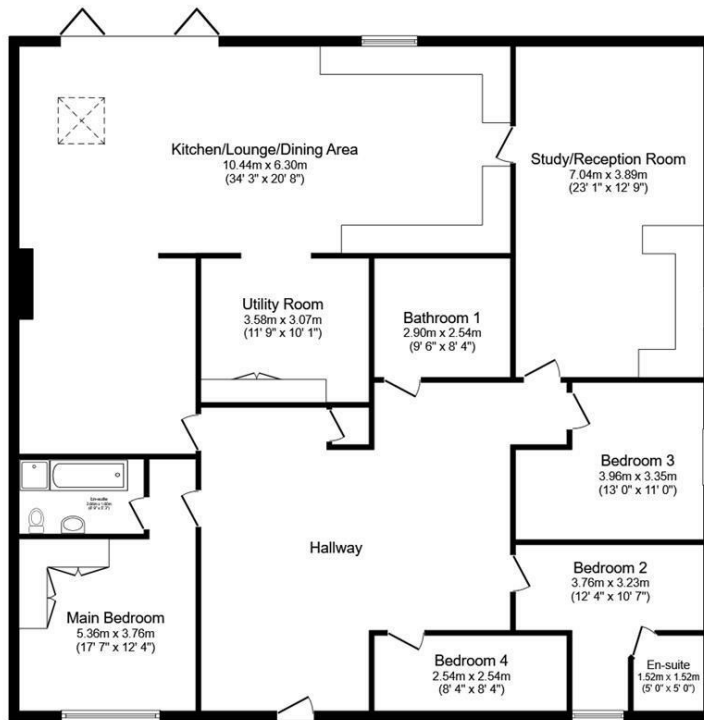
Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
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4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Situation

Canterbury, located in Southeast England's Kent region, is a city renowned for its rich history and vibrant culture. At the heart of Canterbury stands the iconic Canterbury Cathedral, a UNESCO World Heritage site and the spiritual center for the Church of England. The city is also home to the prestigious University of Kent and Canterbury Christ Church University, fostering a lively student community. Visitors and residents can enjoy a wealth of cultural attractions, including museums, theaters, and galleries, such as the Canterbury Tales attraction and the Marlow Theatre. The city's shopping scene offers a mix of quaint boutiques and popular high-street stores, complemented by a diverse dining landscape featuring everything from traditional pubs to fine dining establishments. Surrounded by the picturesque Kent Downs Area of Outstanding Natural Beauty, Canterbury is perfect for outdoor enthusiasts who enjoy walking and cycling. The city also hosts various annual events, including the Canterbury Festival and the festive Christmas Market, which highlight its vibrant arts and culture scene. Excellent transport links, including high-speed train services to London, make Canterbury easily accessible and a desirable destination for both tourists and residents alike.

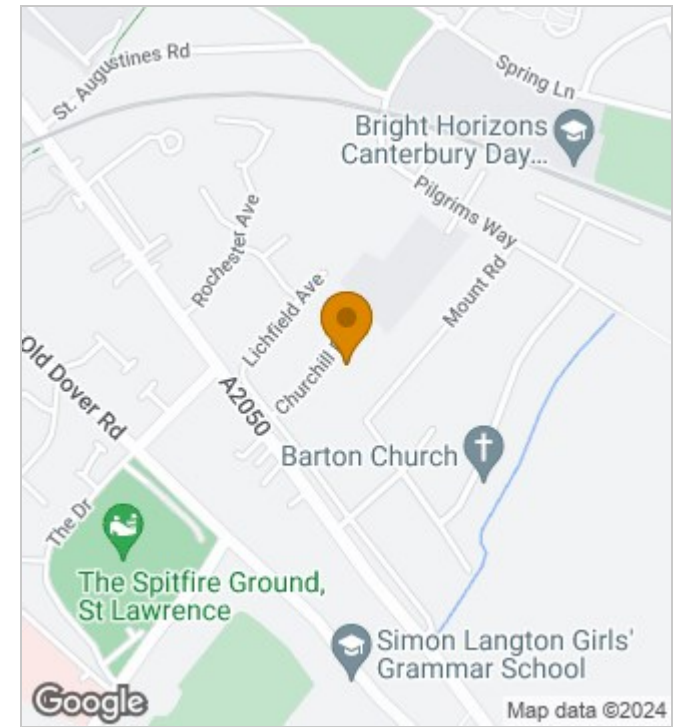




Floor Plan
Floor area 205.4 m² (2,211 sq.ft.)

TOTAL: 205.4 m² (2,211 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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www.zesthomes.uk

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