

Magnolia Drive, Chartham, Canterbury, Kent, CT4 7TG

Asking Price £425,000





## Magnolia Drive

Chartham, Canterbury CT4 7TG

Sally Hatcher Estates are delighted to offer to the market this lovely, corner plot three bedroom detached family home which is located in the highly popular St Augustines development in Chartham. The house is presented well and the accommodation comprising; entrance hall, downstairs cloak room, spacious lounge, open plan dining room, modern fitted kitchen with oak coloured units, utility room and downstairs cloakroom. Off the conservatory you will find another utility area or office space which has utilized part of the garage floorspace. Moving upstairs there are three bedrooms and a family bathroom, the main bedroom benefits from an en-suite. To the front is a driveway offering parking for two cars and to the rear is a secure mature garden with shrub borders, lawn and garden shed. It is the perfect property for anyone working from home and is just a short drive from the park and ride, 20 minutes to Ashford and offers great access for the A2 and London. For any further information or to book a viewing, please call the branch.

Ofcom broadband results:-  
Standard 4 Mbps 0.6 Mbps Good  
Superfast 49 Mbps 8 Mbps Good  
Ultrafast 1000 Mbps 220 Mbps

Council tax D Canterbury City Council

### Kitchen/diner

16'11" x 11'3" (5.166 x 3.433)

Open Plan kitchen/diner - the kitchen is fitted with oak coloured units built in oven and 5 ring gas hob, space for dish washer and fridge freezer tiled flooring.







### Conservatory

9'5" x 12'9" (2.886 x 3.897)  
Conservatory which overlooks the rear enclosed garden.

### Utility/cloakroom

6'9" x 6'1" (2.064 x 1.863)  
Utility area has oak coloured storage cupboards and plumbing for washing machine, white WC and wash hand basin. Tiled flooring.



### Living Room

17'0" x 10'4" (5.185 x 3.168)  
The living room has wooden flooring with Patio doors leading to the garden

### hallway and landing

### Master Bedroom

10'5" x 11'11" (3.182 x 3.636)  
Master bedroom with ensuite shower room, carpet flooring



### Bedroom 2

10'1" x 11'4" (3.089 x 3.457)  
Fitted wardrobe with white door, carpet flooring

### Bedroom 3

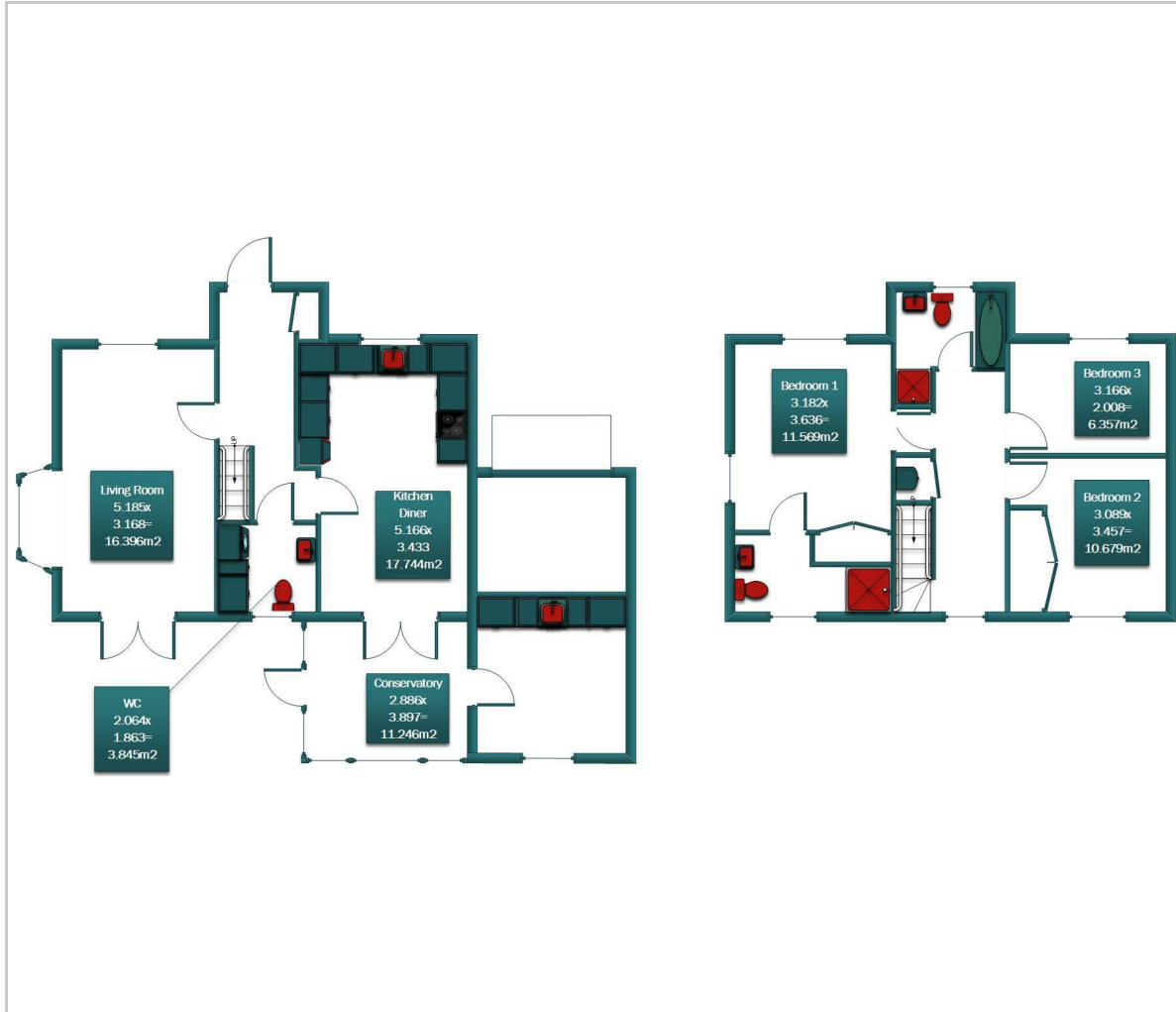
10'4" x 6'7" (3.166 x 2.008)

### Family Bathroom

Four piece white bathroom suite.



## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

