

Rochester Avenue, Canterbury, CT1 3YE

Asking Price £560,000





## Rochester Avenue

### Canterbury CT1 3YE

This 4-Bed Detached family Home is located in a cul-de-sac on the South side of the City in the sought-after Location of Rochester Avenue, Canterbury. The property offers spacious living across two levels, complemented by a double garage, and is ideal for modern family life.

**4 Generously Sized Bedrooms:** The master bedroom features built-in storage and an en-suite bathroom. Additional bedrooms are well-proportioned and perfect for family members or guests.

**Bright and Spacious Living Areas:** The ground floor offers a large living room, perfect for relaxing and entertaining. There's also a separate dining room for more formal gatherings and conservatory.

**Fully Equipped Kitchen:** A contemporary kitchen with modern appliances, ample counter space, and storage—ideal for preparing family meals with separate utility area.

**Double Garage:** A rare find! The double garage provides space for two vehicles, along with extra storage, or potential for a home workshop or studio.

**Private Garden:** The rear garden has mature trees and is a haven for wildlife, offering a peaceful retreat for family activities, gardening, or simply enjoying the outdoors.

The family bathroom is sleek and modern, with both bath and shower options, along with additional en-suite facilities in the master bedroom and downstairs WC.

**Energy-Efficient Features:** The property benefits from modern insulation, double-glazed windows, and energy-efficient heating systems, reducing running costs.







Great Transport Links: Only a short distance from Canterbury East and West stations, providing direct links to London in under an hour. Additionally, there are excellent local bus routes and road links.

Local Amenities: The property is within walking distance to the city centre. Canterbury boasts numerous amenities, including highly-rated private and grammar schools, parks, and recreational facilities. The iconic Canterbury Cathedral, a UNESCO World Heritage site, is just a short distance away, offering a wealth of cultural and historical experiences.

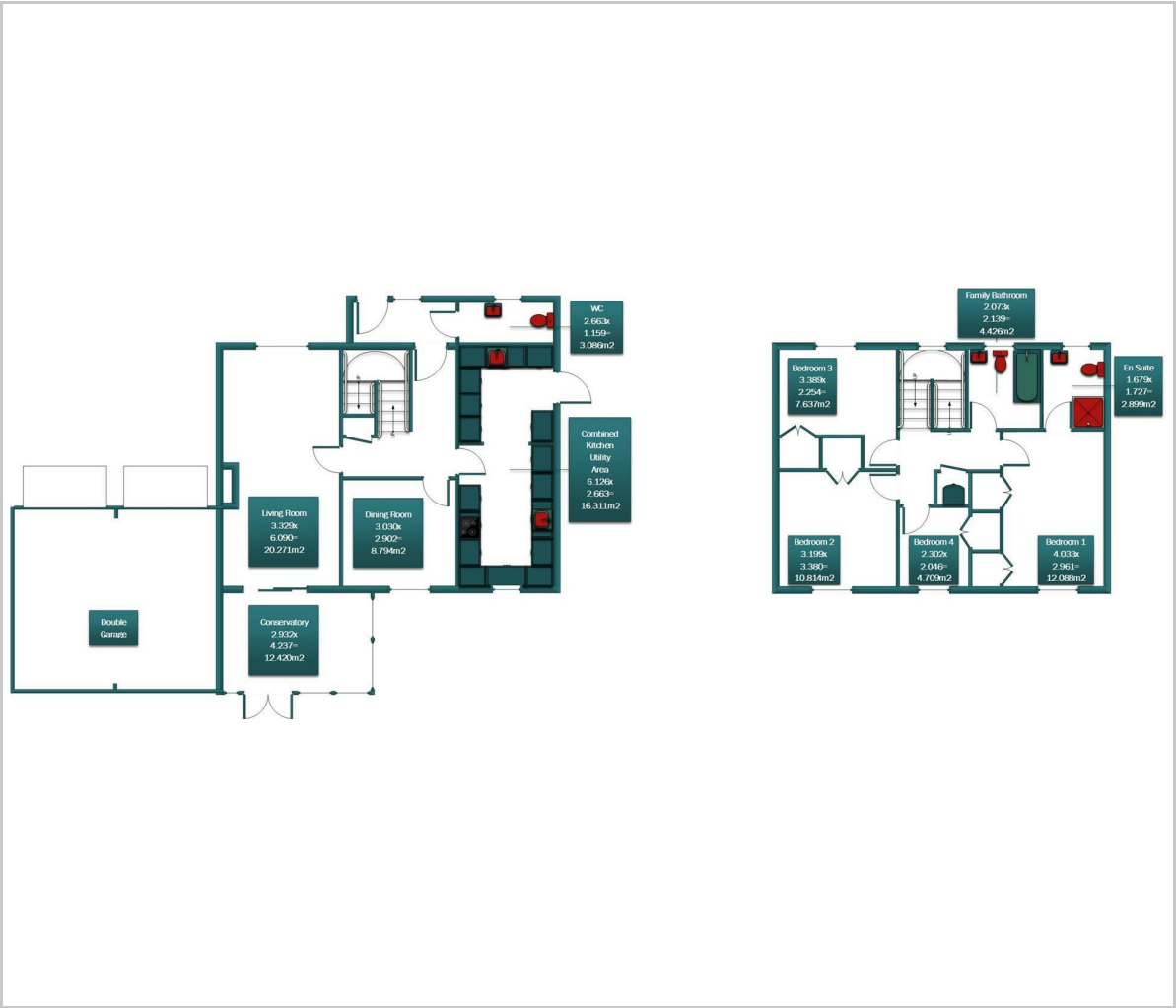
Council Tax Band F Canterbury City Council  
Freehold  
No on-ward chain

All viewings are strictly by appointment only.

Identification checks  
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



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

