

Shalmsford Street, Chartham, Canterbury, CT4 7RF

Asking Price £460,000





## Shalmsford Street

### Chartham, Canterbury CT4 7RF

Nestled in the charming village of Chartham, Canterbury, this delightful semi-detached house tucked away off Shalmsford Street has lots of character and parking for 4 cars. With four spacious bedrooms, plus an attic which would make an ideal playroom or home office. This property is ideal for families seeking a welcoming home in a picturesque setting.

This also benefits from no onward chain.







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Upon entering through a porch, you are greeted by a cosy sitting room/dining room with fire place and a second sitting room or separate dining room both rooms provide ample space for relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere throughout the home.

The kitchen has a 4 ring gas hob double fitted oven and space for Fridge/freezer with separate utility room.

The property boasts three bathrooms, which is a significant advantage for busy households, ensuring that morning routines run smoothly.

Mature garden with fruit trees and shed with power for storage separate patio area.



The surrounding area of Chartham is known for its community spirit and beautiful countryside, making it an excellent choice for those who appreciate a tranquil lifestyle while still being within easy reach of Canterbury's vibrant city centre. Here, you can enjoy a variety of shops, restaurants, and cultural attractions, all just a short drive or bus ride away. The village has a train station, two doctors surgeries, shops and pubs.

This semi-detached house is not just a property; it is a place where memories can be made. With its generous living space, modern amenities, and prime location, it presents an exceptional opportunity for anyone looking to settle in this delightful part of Kent. Do not miss the chance to make this lovely house your new home.

This also benefits from no onward chain.

Ofcom broadband results:- 51.5 Mbps  
Council Tax Band: E (Canterbury City Council)

**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.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

**Porch**  
7'11" x 3'0" (2.419 x 0.926)

**Ground Floor**

**Living Room**  
14'7" x 11'9" (4.464 x 3.595)

**Sitting Room**  
11'10" x 11'5" (3.609 x 3.500)

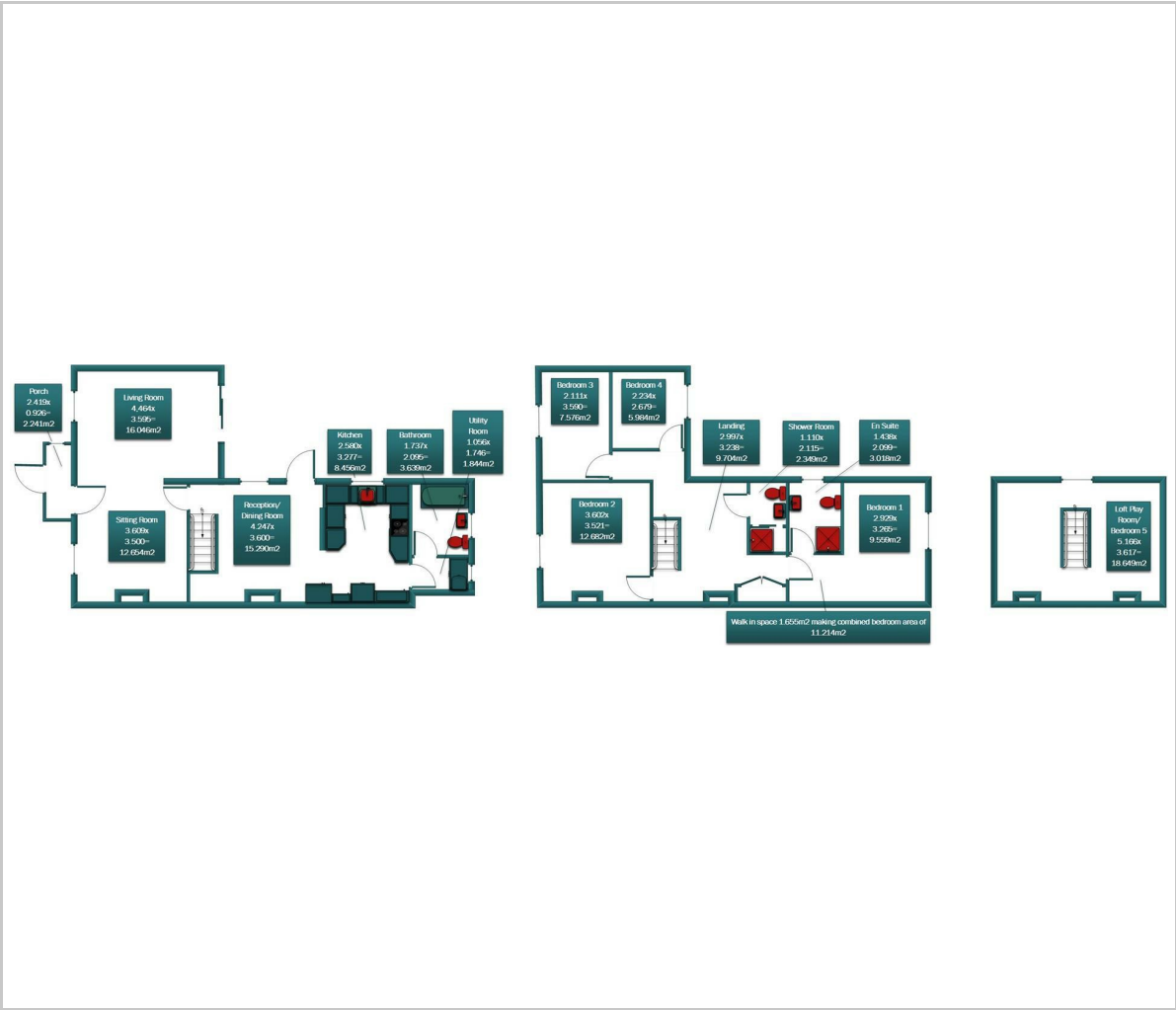
**Reception/Dining Room**  
13'11" x 11'9" (4.247 x 3.600)

**Kitchen**  
8'5" x 10'9" (2.580 x 3.277)

**Bathroom**  
5'8" x 6'10" (1.737 x 2.095)



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

