

St. Stephens Road, Canterbury, CT2 7JW

Asking Price £525,000



# St. Stephens Road

## Canterbury CT2 7JW

Hurry to view this superb extended family home.

Nestled on the charming St. Stephens Road in Canterbury, this delightful semi-detached house, built in 1935, offers a perfect blend of character and modern living. Spanning an impressive 100 square meters, the property boasts three well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The sitting room features elegant panelling, adding a touch of sophistication to the space. The heart of the home is the L-shaped kitchen/diner, which is fitted with stylish grey wooden units and benefits from underfloor heating, ensuring a warm and welcoming atmosphere throughout the year.

The first bedroom is particularly charming, featuring a lovely fireplace that serves as a focal point. The second bedroom, the master, is adorned with tasteful panelling on the walls, creating a serene retreat. The third bedroom, located at the front of the house, is versatile and can be used as a guest room or a study.

One of the standout features of this property is the generous south-facing garden, which provides ample outdoor space for gardening, play, or simply enjoying the sunshine. Additionally, the property offers off road parking for two cars, a valuable asset in this desirable area.

This lovingly restored home is not only a comfortable living space but also a wonderful opportunity to enjoy the vibrant community of Canterbury. With its blend of period charm and modern conveniences, this property is sure to appeal to those seeking a warm and inviting family home.

From the vendor: We've loved living here! This is an amazing house for entertaining both inside and out. It is in such a great location for getting into town or to the station (5min to supermarket/leisure centre, 10min to City Centre/train station), and yet once inside all is quiet and calm. The sunny garden is one of our favourite spots; even in the winter it soaks up the warmth, and we have such a lovely neighbourhood.

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.

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## Ground Floor

### Sitting Room

11'4" x 11'2" (3.467 x 3.419)

### Living Room

10'3" x 13'1" (3.137 x 3.995)

### Kitchen/Diner

17'0" x 9'0" (5.206 x 2.747)

### Utility Area

9'10" x 6'10" (3.002 x 2.107)

## First Floor

### Landing

6'11" x 8'1" (2.132 x 2.480)

### Bedroom 1

10'2" x 13'2" (3.123 x 4.038)

### Bedroom 2

10'5" x 11'2" (3.189 x 3.418)

### Bedroom 3

6'11" x 7'7" (2.119 x 2.318)

### Bathroom

5'5" x 6'11" (1.669 x 2.132)



Floor Plan

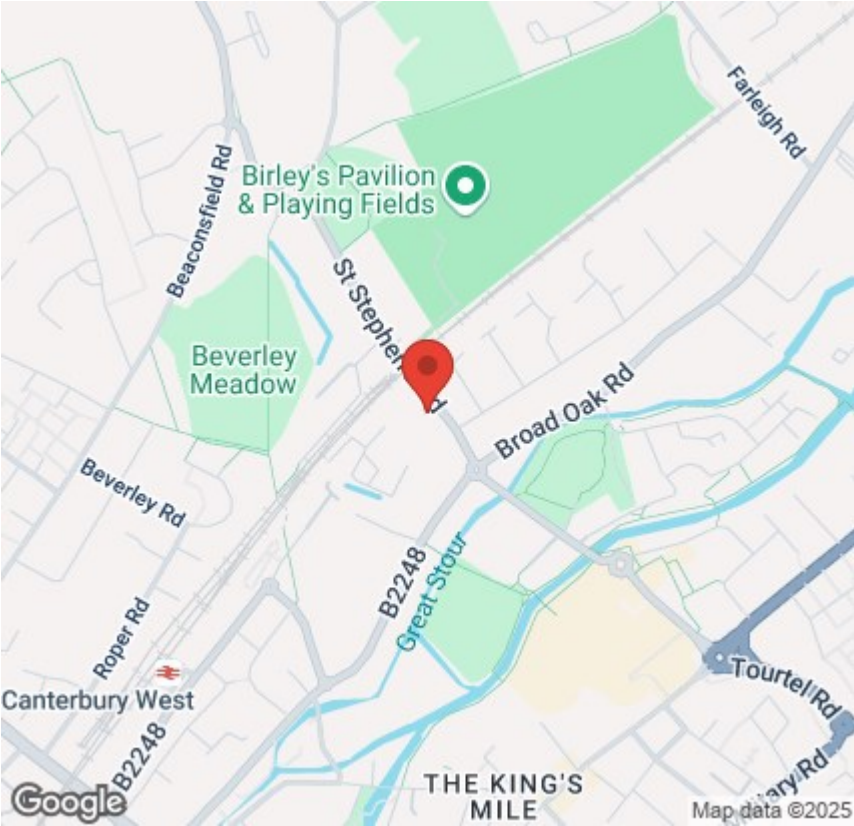


Viewing

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

