





# The Poplars

Hersden, Canterbury, CT3 4EZ

## Guide Price £250,000

Freehold

Situated in a tranquil cul-de-sac on the outskirts of Canterbury, this delightful family home offers an exceptional opportunity to craft a space tailored to your tastes and lifestyle.

The ground floor features a welcoming family living room with dual-aspect windows, an open-plan kitchen and dining area, and a timber conservatory at the rear, complete with access to a convenient ground-floor lavatory.

Upstairs, the first floor offers two generously sized front-facing double bedrooms with built-in storage, alongside a third bedroom at the rear, which enjoys access to a three-piece shower room.

Outside, the property includes a well-maintained front garden with off-road parking and a gated, covered walkway leading to the enclosed rear garden, providing a private outdoor retreat.

While the home requires cosmetic refurbishment, it holds immense potential for improvement, making it an excellent canvas for a family seeking to craft their dream home.

Nestled in the scenic countryside near Canterbury, Hersden blends rural charm with modern convenience. This quaint village features picturesque landscapes, excellent schools, and a close-knit community. Convenient transport links provide easy access to Canterbury and beyond, while local shops, healthcare facilities, and recreational spaces cater to residents' needs. Offering tranquillity and connectivity, Hersden is a welcoming community with a fulfilling lifestyle.





The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

### Ground Floor

|                      |                   |
|----------------------|-------------------|
| Entrance             |                   |
| Reception Room       | 3.31 x 4.37       |
| Kitchen/ Dining Room | 4.69 x 7.08 (max) |
| Conservatory         | 1.89 x 3.66       |

### First Floor

|             |                   |
|-------------|-------------------|
| Landing     |                   |
| Bedroom 1   | 3.16 x 3.66 (max) |
| Shower Room |                   |
| Bedroom 2   | 3.32 x 4.41       |
| Bedroom 3   | 3.11 x 3.52       |

### External

|              |  |
|--------------|--|
| Front Garden |  |
| Driveway     |  |
| Rear Garden  |  |



**Services:** (Mains) Water, Gas, Electricity & Drainage.

**Council Tax:** Band B (Canterbury District Council)

**Energy Rating:** Current 61 | D. Potential 78 | C.

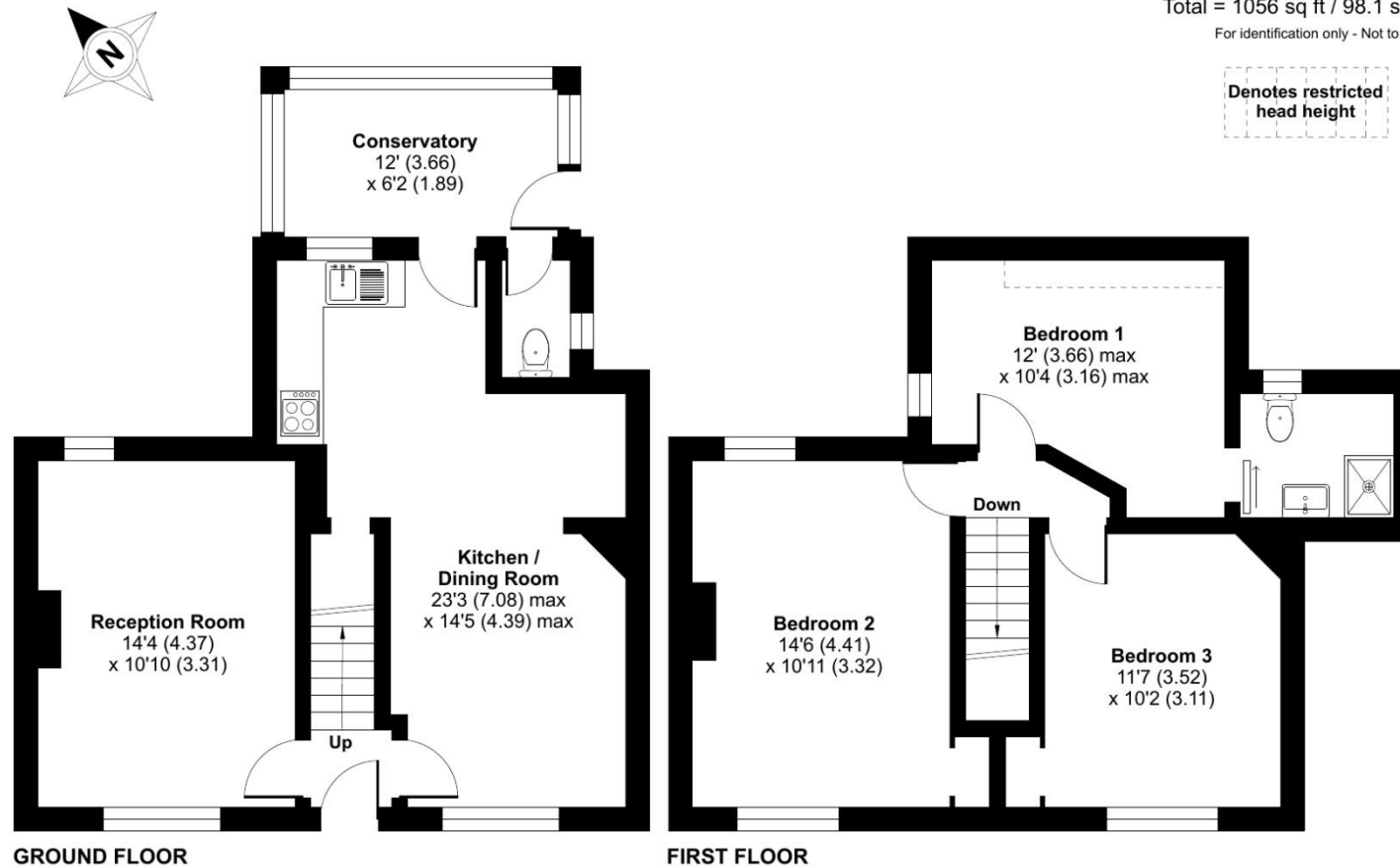
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Approximate Area = 1045 sq ft / 97.1 sq m  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Total = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © 2025. Produced for Finns. REF: 1233013

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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