



Connells

The Avenue
Hersden Canterbury

The Avenue Hersden Canterbury CT3 4HX

for sale guide price
£325,000



Property Description

A good size semi-detached family home, offering comfortable accommodation and a larger than average rear garden. On the ground floor there is a cosy lounge, a convenient cloakroom, a modern fitted kitchen/diner with patio doors to the garden and an optional fourth bedroom/ home office. To the first floor are three double bedrooms one of which has an en suite and a spacious family bathroom/wc. The house has gas fired central heating, double glazed windows.

Externally there is a large rear garden with two patio areas each end of the garden, as well as a large lawn and a side access gate.

The garden also features a substantial outbuilding with power and ethernet that could be used as a home office or additional living space.

The front of the property there is ample parking space.

Hersden has easy access to the Cathedral City of Canterbury and the surrounding countryside offers good walking and cycling. Canterbury offers a comprehensive range of shopping and leisure facilities, an impressive number of primary and secondary schools including two nearby grammar schools and a selection of colleges and universities. High speed rail services are available from Canterbury west station to London St. Pancras with an approximate journey time of 55 mins. The M2 to London and A2 to Dover are both easily accessible.

Lounge

13' 7" x 9' (4.14m x 2.74m)

Kitchen/Diner

22' 4" x 9' 7" extending to 11' 7" (6.81m x 2.92m extending to 3.53m)

W/C

6' 3" x 2' 7" (1.91m x 0.79m)

Study

8' 4" x 6' 7" (2.54m x 2.01m)

Bedroom One

11' 6" x 10' 2" (3.51m x 3.10m)

Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

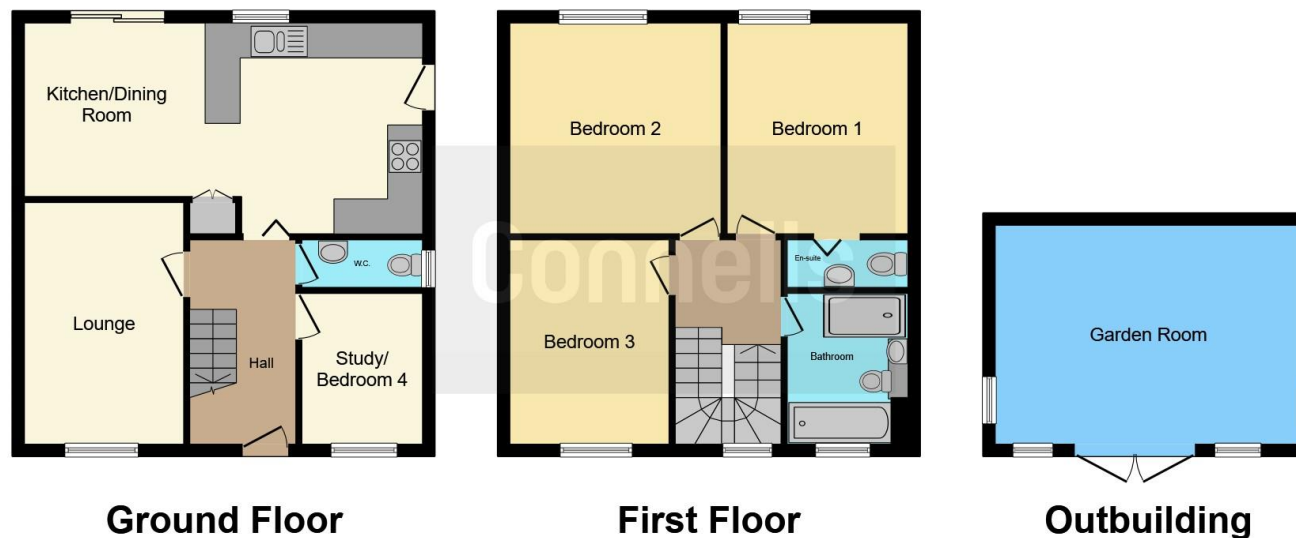
Bedroom Three

11' 5" x 9' 5" (3.48m x 2.87m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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Property Ref: CBY406561 - 0008