



**Connells**

2a Prioress Road  
CANTERBURY





### Property Description

Welcome to Prioress Road, Canterbury - A Detached 3-Bedroom Family Home

Nestled in the leafy and well-established suburb of Harbledown, this detached 3-bedroom house offers a rare combination of space, comfort and convenience. Quietly set back from the road, the home provides a peaceful family haven, yet with easy access to Canterbury city centre, excellent transport links, schools and everyday amenities.

Approaching through a neat front garden and driveway, you are welcomed into a light and inviting entrance hall that flows into the principal living spaces. The ground floor is organised to balance social and private living: there is a generous lounge that benefits from natural light, creating a warm space for relaxation and family time.

The kitchen is well appointed, fitted with modern units and worktops, plenty of storage, and space for appliances. It offers both practicality for daily cooking and flexibility for hosting.

Upstairs, the three bedrooms are thoughtfully arranged. The master bedroom is spacious and well-lit, offering comfortable proportions. Bedrooms two and three are also good size, with one perhaps more suited as a child's or guest bedroom, or even a home office, depending on your needs. The family bathroom upstairs is fitted with standard suite bath/shower over, basin and WC.

Externally, the rear garden is a gravel and paved courtyard with side access. To the front there is ample off-road parking on the driveway.



## Entrance Hall

Door, radiator, window, laminate flooring.

## Cloakroom

Radiator, WC and wash hand basin.

## Lounge

17' 5" x 13' 5" ( 5.31m x 4.09m )

Two windows, sliding doors, two radiators and laminate flooring.

## Kitchen

13' 6" max x 9' 8" ( 4.11m max x 2.95m )

Matching wall an base units, work surface, one and a half sink and drainer, window and door, radiator, gas hob, electric oven, extractor fan, central heating boiler, under the stairs cupboard, space and plumbing for washing machine.

## First Floor

### Landing

Window, carpet and loft hatch.

### Bedroom One

13' 4" x 7' 6" ( 4.06m x 2.29m )

Window, radiator and carpet.

### Bedroom Two

9' 9" max x 9' 6" ( 2.97m max x 2.90m )

Window, radiator and carpet.

### Bedroom Three

9' 9" x 6' 7" ( 2.97m x 2.01m )

Window, radiator and carpet.

### Bathroom

Bath with shower over, WC, wash hand basin, part tiled, radiator and window.



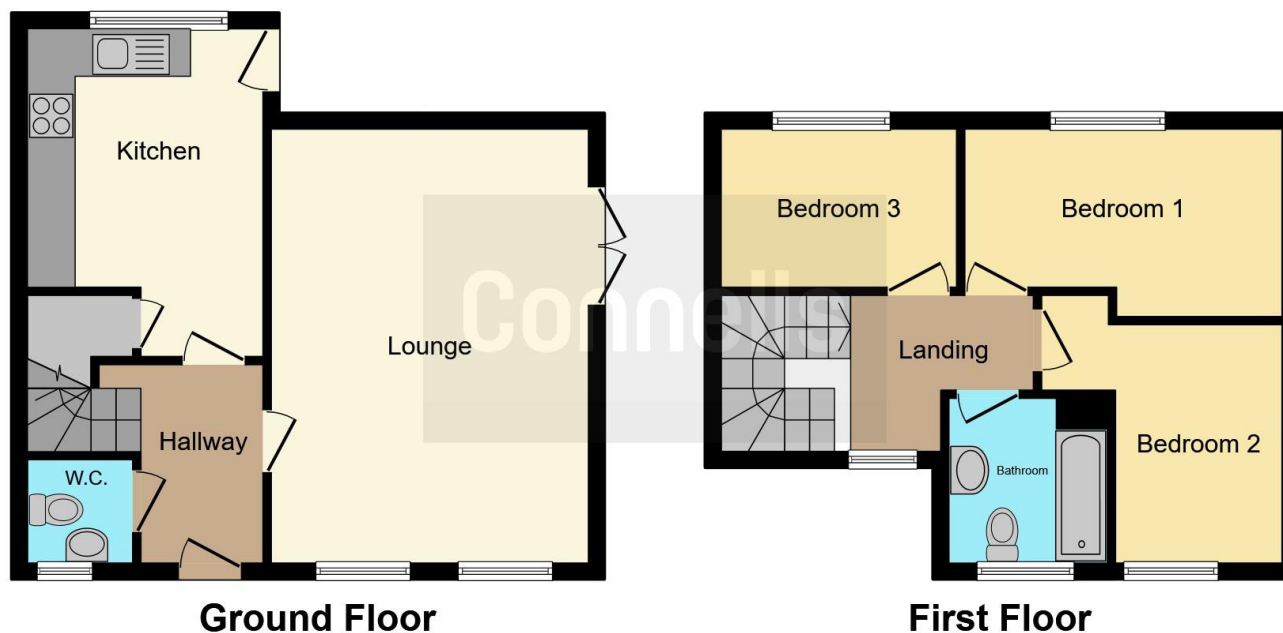












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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