



**Connells**

Chilton Gardens  
Ash CANTERBURY



# Chilton Gardens Ash CANTERBURY CT3 2HA

for sale  
**£550,000**



## Property Description

Enjoying a generous corner plot in a quiet cul de sac location, this amazing family home needs to be seen to appreciate all on offer. Finished to a very high standard throughout, this semi detached home provides four bedrooms, the master bedroom makes up part of the extension above the garage with its own walk in wardrobe area complete with two rows of fitted wardrobes alongside an en suite shower room, comprising a lovely, modern suite of shower cubicle, WC and wash hand basin.

The home opens through an entrance porch in to the hallway with stairs to the first floor, cloakroom and through to the living room. The living room enjoys a media wall and fire place and access through to the modern fitted kitchen dining room. There you will find an array of storage cupboards, integrated fridge freezer, dishwasher, washing machine, oven and hob.

Through double doors lead to the conservatory with more double doors to the landscaped garden with lovely patio area, lawn, covered seating area with pagoda and path leading to a fully powered garden room. There is also rear access to the fully fitted garage, fully powered and roller door to the front.

To the first floor are four bedrooms and modern family bathroom with matching suite of bath with shower over, WC and wash hand basin.

The home also boasts off road parking for multiple vehicles to the front of the property and the benefit of being within walking distance of local village shops and sought after primary school.



## Entrance Hall

Front door, stairs to first floor, radiator

## Cloakroom

WC, wash hand basin with vanity, window and radiator

## Lounge

12' 3" x 12' 2" ( 3.73m x 3.71m )

Carpet, radiator, radiator. Media wall, fire surround and hearth.

## Kitchen Dining Room

16' 11" x 9' 8" ( 5.16m x 2.95m )

Modern fitted kitchen with matching wall and base units, work surface over, sink and drainer. Integral oven, grill, hob and extractor fan. Integral washing machine, dishwasher, fridge freezer. Window, radiator and double doors to conservatory

## Conservatory

11' 1" x 8' 1" ( 3.38m x 2.46m )

Double doors to garden, radiator.

## Landing

Carpet, cupboard space, loft hatch

## Bedroom One

18' 5" x 12' 1" ( 5.61m x 3.68m )

Carpet, radiator, two windows with walk in dressing room complete with built in wardrobes to either side, carpet and window.

## En Suite

Shower room with shower cubicle, WC and wash hand basin, window

## Bedroom Two

11' 6" Max x 11' 11" Max ( 3.51m Max x 3.63m Max )

Window, carpet, radiator

## Bedroom Three

11' 11" Max x 10' 10" Max ( 3.63m Max x 3.30m Max )

Window, carpet, radiator, built in cupboard space

## Bedroom Four

8' 6" x 8' 5" ( 2.59m x 2.57m )

Window, carpet, radiator.

## Family Bathroom

Bath with shower over, WC, wash hand basin with vanity unit. Fully tiled, towel rail, window.

## Integral Double Garage

19' 8" Max x 19' 8" Max ( 5.99m Max x 5.99m Max )













Total floor area 178.7 m<sup>2</sup> (1,923 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY406862](http://connells.co.uk/Property/CBY406862)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBY406862 - 0003