



Connells

Central Boulevard
Aylesham Canterbury

Central Boulevard Aylesham Canterbury CT3 3FF

for sale offers in excess of
£300,000



Property Description

An immaculately presented three-bedroom semi-detached home situated in the very popular village of Aylesham, ideal for first time buyers or a growing family.

Within walking distance of the villages amenities and local shops, this home comprises a spacious living room and open plan kitchen dining room with double doors overlooking the rear garden. There is a cloakroom accessed from the hallway to the ground floor along with stairs leading to the first floor.

From the light landing area, you can access three bedrooms, the main bedroom enjoying an en suite shower room with matching suite. The property is finished with a modern bathroom to include bath with shower over, WC and wash hand basin.

The low maintenance garden offers plenty of sunshine and relaxing afternoons with rear gated access leading to a car port behind the property.

Aylesham is conveniently placed to take advantage of A2 dual carriageway access to Canterbury, Dover and beyond along with a main line train station within walking distance with regular services to Canterbury and London.

Sold with the remainder of its NHBC certificate, we recommend internal viewings of this property to appreciate all on offer.



Entrance Hall

Cloakroom

Lounge

16' 2" x 11' 9" (4.93m x 3.58m)

Kitchen/Breakfast Area

15' x 10' 10" (4.57m x 3.30m)

Bedroom One

11' 9" x 8' 6" (3.58m x 2.59m)

En Suite

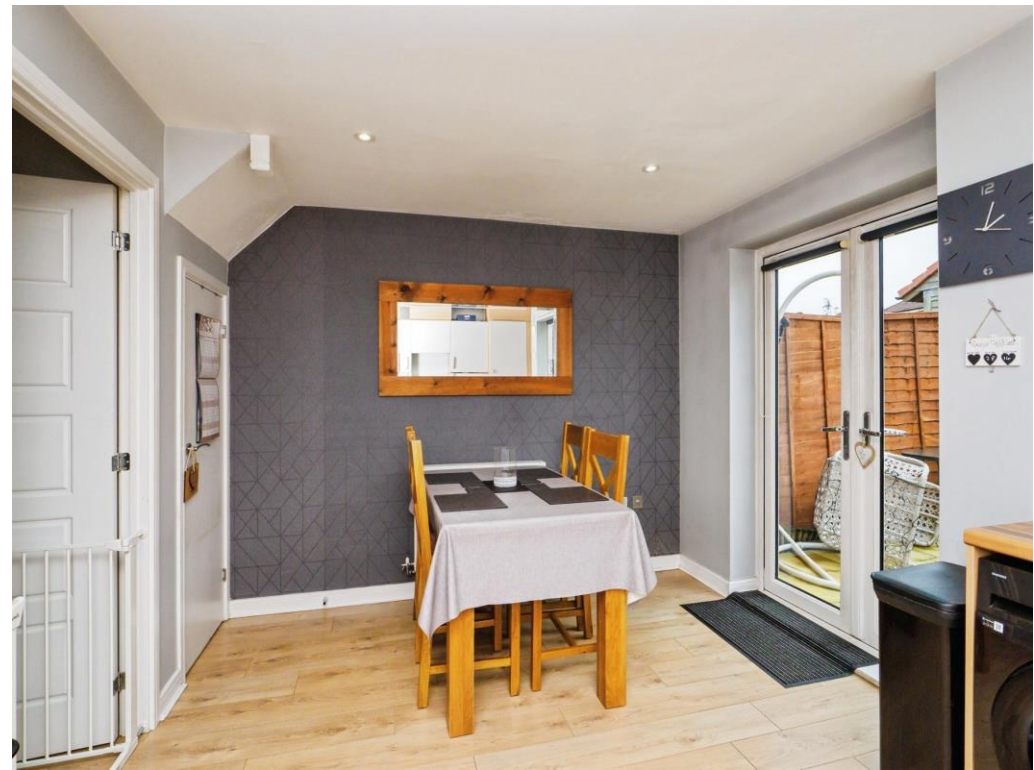
Bedroom Two

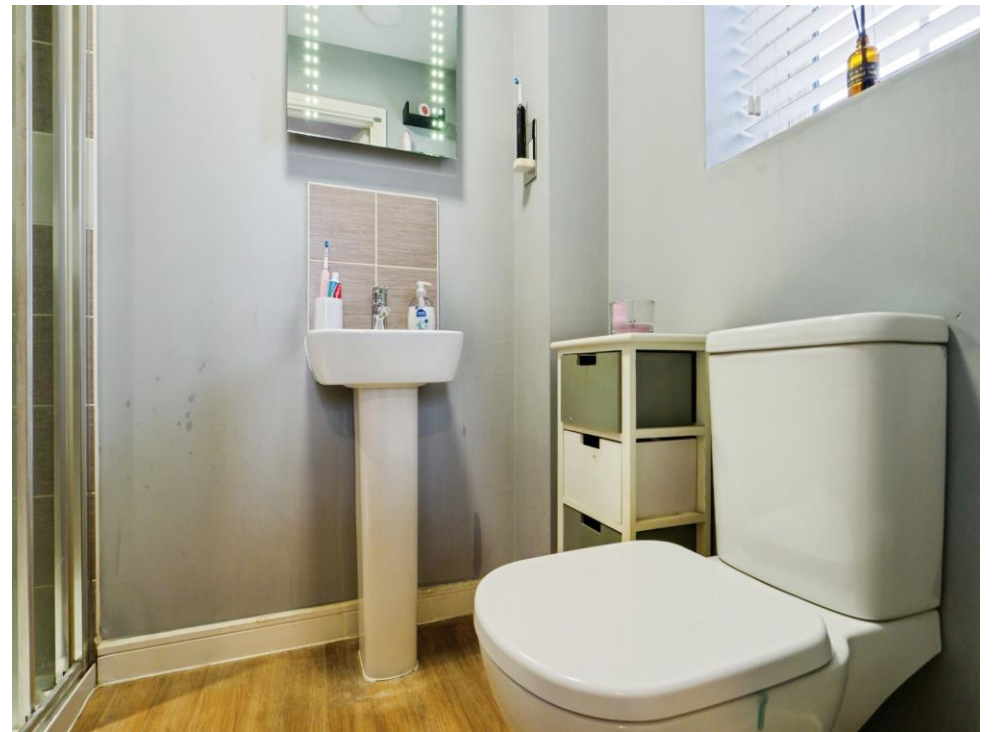
12' 4" x 9' 9" (3.76m x 2.97m)

Bedroom Three

9' 7" x 8' 9" (2.92m x 2.67m)

Family Bathroom









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

To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY406770



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