



FINN'S

Since 1865



**13 St Lawrence Forstal, Canterbury, Kent,
CT1 3PA**

Guide Price £525,000 Freehold

A rare opportunity to purchase a wonderfully light and airy detached home offering versatile accommodation in a tucked away position off St Lawrence Forstal.

- Two Bedroom Individual Home
- Tucked Away Location
- Three Reception Rooms
- Recently Fitted Kitchen & Bathrooms
- Modernised & Updated By The Current Owner
- Detached Garage
- Private Yet Highly Convenient Location

The front door opens to an 'L' shaped entrance hall with stairs leading to the first floor, a downstairs cloakroom and a door leading to the living room. The double height vaulted ceiling gives a great sense of space and the room is flooded with natural light thanks to the patio doors opening to the rear garden. The living room is partially open to the dining room which also benefits from a high vaulted ceiling.

The kitchen has been recently fitted and has a contemporary Scandinavian feel to it with quality units, quartz worktops and integrated appliances.

The sitting room is well proportioned and has double doors leading out to the rear garden, two windows to the side which frame the central fireplace. There is a recently fitted wet room with a w.c, shower and wash hand basin making the sitting room an ideal downstairs bedroom. It is thought the wet room could relatively be easily removed if not required by the new owner.



Upstairs, the bright galleried landing overlooks the living room below and doors lead to the family bathroom and two bedrooms which are both of a good size and bedroom 1 benefits from a recently fitted en-suite shower room.

The landscaped walled garden is of a Japanese style and is mainly paved with gravel areas with some lovely mature trees and is fairly low maintenance. **A private gate leads through to Invicta Close giving easy access to the Sainsbury's Local and Cricket Ground being just a 1 minute walk away.**

The detached double garage has an electric door and a vaulted ceiling giving excellent storage. It is thought the garage could be turned in to a home office for those who work from home. To the side of the garage is an additional private parking space. NB: The driveway leading from St Lawrence Forstal is shared with two neighboring properties.

St Lawrence Forstal is located less than a mile from the City centre and is within easy access to the extensive amenities the City has to offer including a huge variety of shops, restaurants, cafes & bars. Christ Church University, The King's School, Barton Court & Simon Langton Boy's & Girl's grammar schools are all close by and the Kent & Canterbury Hospital can be accessed by a footpath at the end of St Lawrence Forstal. Transport links are excellent with Canterbury West station providing hourly high-speed services to London St Pancras in just 55 minutes and the A2 being close by with its connections to Dover, Faversham, the M2 and onward motorway network.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

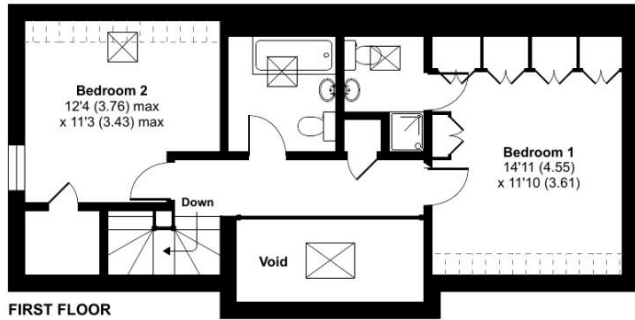
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

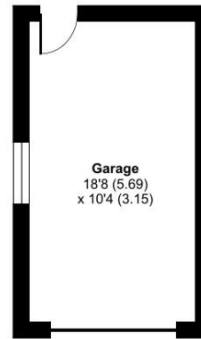
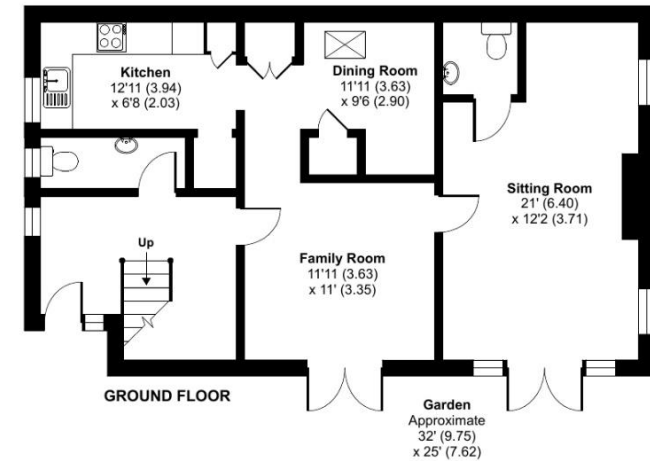
Date: These particulars were prepared on 16/2/24



Approximate Area = 1249 sq ft / 116 sq m (excludes void)
 Limited Use Area(s) = 31 sq ft / 2.9 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 1472 sq ft / 136.7 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	82
		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1088817

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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
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