

57 Cromwell Road, Canterbury, Kent, CT1 3LE

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**57 Cromwell Road, Canterbury, Kent,
CT1 3LE**

£625,000 Freehold

A charming three bedroom detached family home which offers bright & spacious accommodation in a sought-after residential street just moments from the Kent & Canterbury Hospital and Canterbury city centre.

- Detached Period Family Home
- No Chain
- Three Double Bedrooms
- Period Features Throughout
- Light & Airy Accommodation
- Off Road Parking
- Gas Central Heating
- 82' Rear Garden

The front door opens to the spacious entrance hall which has a downstairs cloakroom and stairs to the first floor.

To the front of the house are two sitting rooms, each with a large bay window overlooking the pretty front garden and each benefit from period fireplaces. The kitchen/breakfast room is to the rear and has a good range of wall and base units, French doors leading to the rear garden and a door to the useful utility room.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs are three generously sized double bedrooms and the family bathroom which comprises a bath, w.c and wash hand basin.

Outside, the property is set behind its pretty front garden and benefits from an off road parking space. The rear garden measures approximately 82' x 32' and has a wide variety of established trees and shrubs giving a good sense of seclusion & privacy. There is also a useful shed/outbuilding with electricity connected.

Cromwell Road is situated just a 5 minute walk from the Kent & Canterbury hospital and is just half a mile from the City centre. Many of the city's Grammar schools are within a short walk as are Canterbury East railway station and Canterbury West with its high-speed service to London St Pancras in just 56 minutes. The University of Kent and the city's independent schools are all within a short drive.

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

Services: Mains gas, electricity, water & drainage.

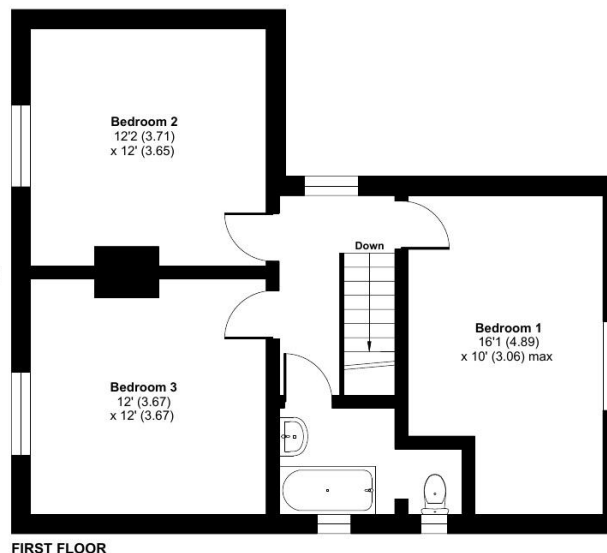
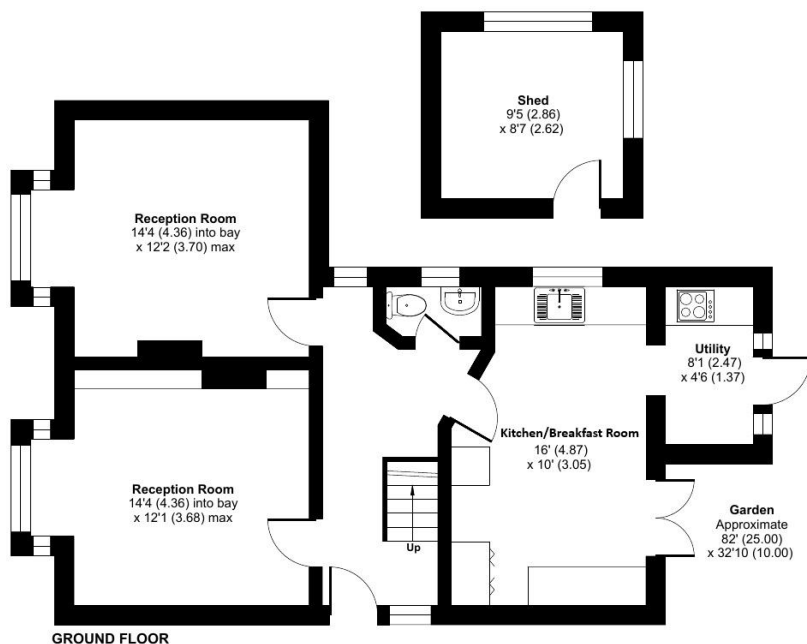
Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 27/1/25 and amended on 28/4/25.

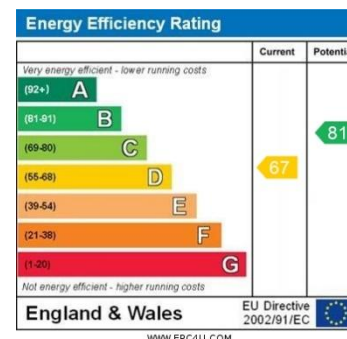
Agent's Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that a member of staff has an interest in this property.



Approximate Area = 1231 sq ft / 114.3 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 1312 sq ft / 121.8 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Finns. REF: 1183911



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.

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 Canterbury
 Kent CT1 2QD
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 Lettings: 01227 452111

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 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

