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7 Chestnut Drive, Sturry, Canterbury, Kent, CT2 0NB

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**7 Chestnut Drive, Sturry, Canterbury,
Kent, CT2 0NB**

£300,000 Freehold

A beautifully presented two bedroom semi-detached house which has recently been modernised throughout to a high standard situated in the ever popular village of Sturry.

- Two Bedroom Semi-Detached House
- Modernised To A High Standard Throughout
- Driveway and Garage
- 82' Rear Garden
- Brand New Kitchen, Bathroom & Carpets Throughout
- Lovely Views To The Rear
- No Chain
- Gas Central Heating & Double Glazing

The front door opens to the entrance hall with stairs to the first floor and there is a useful under stairs cupboard. The sitting room is to the front and has a bay window overlooking the front garden.

The kitchen is to the rear of the house and has been fitted with a range of modern wall and base units in neutral tones. There is a built in electric oven, hob and extractor hood with spaces for other appliances.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, the landing leads to the two bedrooms and the recently fitted modern bathroom.

Outside, the property is set behind its front garden and there is a drive to the side leading to the garage. Most of the garden lies to the rear and measures approximately 82' x 20' and is mainly laid to lawn with a patio area. The house is set on a hill so benefits from a lovely outlook to the rear.

The popular village of Sturry benefits from many local amenities right on the doorstep, including a Doctor's surgery, convenience stores, Post Office, and takeaway restaurants. Sturry Primary School is less than 1 mile and there is a regular bus service between Canterbury & Thanet every 15 minutes. Sturry train station is just a 5 minute walk from the bungalow and has regular links to London, Canterbury & Thanet.

The nearby town of Fordwich has two well regarded pubs, the George & Dragon and the Michelin Starred Fordwich Arms restaurant. There is an ancient town hall and miles of lovely walks along the banks of the river Stour.

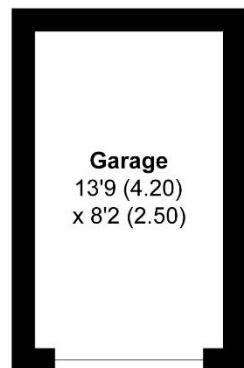
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

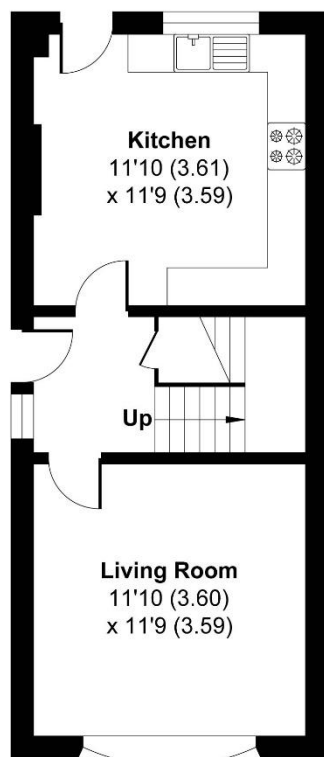
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 29/8/25 and amended on 01/10/25

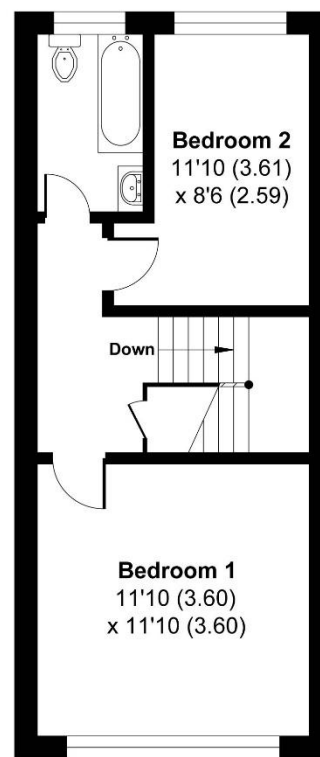




Garden
82'1 (25.0)
x 20'8 (6.30)



GROUND FLOOR



FIRST FLOOR

Chestnut Drive, Sturry
Approximate Gross Internal Area = 67.61 sq m / 727.74 sq ft
Garage = 10.50 sq m / 113.02 sq ft
Total = 78.11 sq m / 840.76 sq ft
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

WWW.EPC4U.COM

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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