



Connells

Rhondda Vale
Aylesham Canterbury



Property Description

GUIDE PRICE £375,000 to £400,000

An ideal family home situated within a very popular new build development in Aylesham! This four bedroom, detached property would make an ideal family home enjoying off road parking, a detached garage, spacious rear garden and added benefit of solar panels to the roof.

The home provides very generous living space within the lounge and open plan kitchen dining room. There are double doors overlooking the spacious rear garden along with a separate utility room and downstairs cloakroom.

To the first floor, there are four bedrooms, all bedrooms enjoying their own built in cupboard space, one with an en suite cloakroom. The floor is complete with family bathroom with matching suite of bath, WC and wash hand basin.

The property is moments walk away from local village amenities including shops and take aways, local primary school and main line train station with regular services available to Dover and Canterbury.

Entrance Hall**Cloakroom**

WC and wash hand basin

Living Room

16' 8" x 10' 11" (5.08m x 3.33m)

Kitchen Dining Room

28' 5" Max x 8' 5" Max (8.66m Max x 2.57m Max)

Utility Room

5' 10" x 5' 5" (1.78m x 1.65m)

Study

7' 5" x 7' (2.26m x 2.13m)

Landing**Bedroom One**

12' 6" Max x 11' 6" Max (3.81m Max x 3.51m Max)

En Suite

WC and wash hand basin

Bedroom Two

9' 3" Max x 8' 11" Max (2.82m Max x 2.72m Max)

Bedroom Three

10' 3" Max x 9' 9" Max (3.12m Max x 2.97m Max)

Bedroom Four

12' 1" Max x 11' 3" Max (3.68m Max x 3.43m Max)

Bathroom

Bath, wash hand basin, WC









Ground Floor



First Floor

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

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

[view this property online **connells.co.uk/Property/CBY406859**](http://www.connells.co.uk/Property/CBY406859)



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY406859 - 0003