



**Connells**

Chestnut Avenue  
Blean Canterbury



## Property Description

Nestled within a cul de sac location in the sought after village of Blean, this spacious three bedroom, semi detached house is offered to the market with no onward chain and would make an ideal home for a growing family.

The property is moments walk away from local amenities including a newsagents and well regarded primary school. There are roads links to Canterbury and Whitstable with regular bus routes available from the main road.

The property itself enjoys a spacious lounge with large front window allowing plenty of natural light in. There is an open plan kitchen dining room with door leading to the generous rear garden area with two garden sheds. The ground floor is finished with a family bathroom including a matching suite of bath with shower, WC and wash hand basin.

To the first floor, a landing leads to three well appointed bedrooms, the main bedroom enjoying some built in wardrobe space.

The property also benefits off road parking to the front for multiple cars and easy on road parking for any visitors.

## Entrance Hall

### Lounge

13' 10" x 13' 4" ( 4.22m x 4.06m )

### Kitchen

10' 11" x 8' 10" ( 3.33m x 2.69m )

### Bathroom

Bath, WC and wash hand basin

## Landing

### Bedroom One

15' 5" x 9' 11" ( 4.70m x 3.02m )

### Bedroom Two

13' x 8' 7" ( 3.96m x 2.62m )

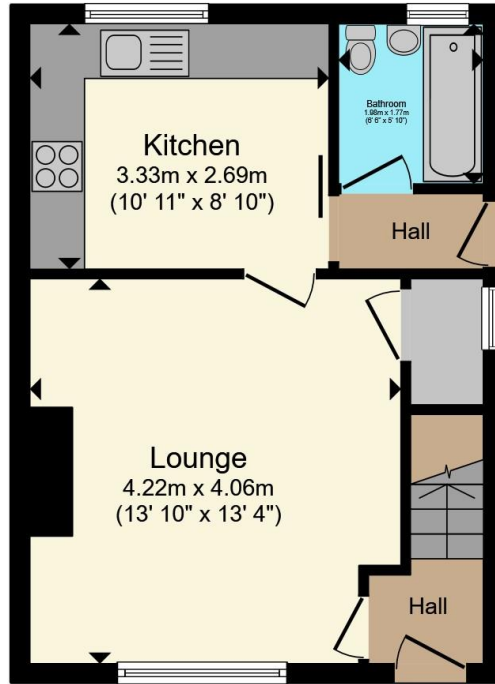
### Bedroom Three

9' 10" x 7' 9" ( 3.00m x 2.36m )

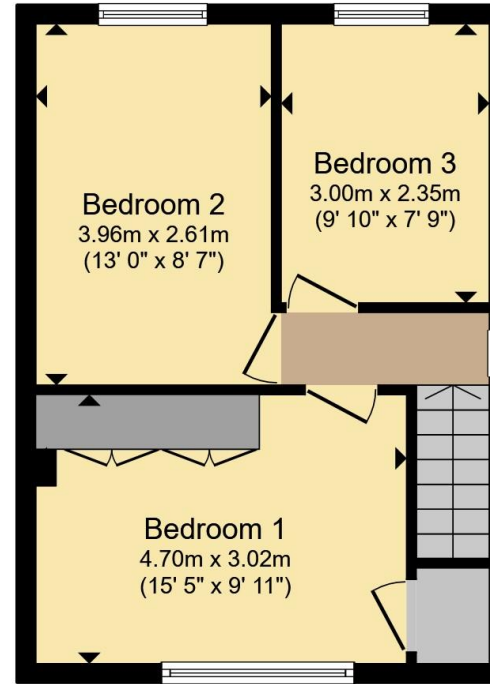








**Ground Floor**



**First Floor**

Total floor area 69.5 m<sup>2</sup> (749 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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