



Connells

Harrison Road
Aylesham Canterbury

Harrison Road Aylesham Canterbury CT3 3FL

for sale guide price
£270,000



Property Description

A wonderful home for anyone looking to move straight in and enjoy comfortable living from day one. This property is very well presented throughout, ready to move in to and was built less than ten years ago!

Set in the ever popular village of Aylesham, the home is within walking distance of the villages amenities including shops and newsagents, Aylesham Primary school and main line train station with regular links to Canterbury and London.

The home opens through a light hallway with stairs to the first floor and a cloakroom. There is access to the spacious living room leading through to the open plan kitchen dining room, with a modern fitted kitchen to with space and plumbing available for all white goods. There are double doors overlooking the rear garden.

To the first floor, you will find three bedrooms, an en suite shower room to the master bedroom and a family bathroom with matching suite of bath, WC and wash hand basin.

The rear garden is mostly laid to lawn with a patio area and a side gate leading to off road parking and car port.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Cloakroom

Living Room

18' 1" Max x 11' 7" Max (5.51m Max x 3.53m Max)

Kitchen Dining Room

14' x 10' 7" (4.27m x 3.23m)

Landing

Bedroom One

11' 9" x 8' 6" (3.58m x 2.59m)

En Suite

Bedroom Two

10' 4" x 8' 6" (3.15m x 2.59m)

Bedroom Three

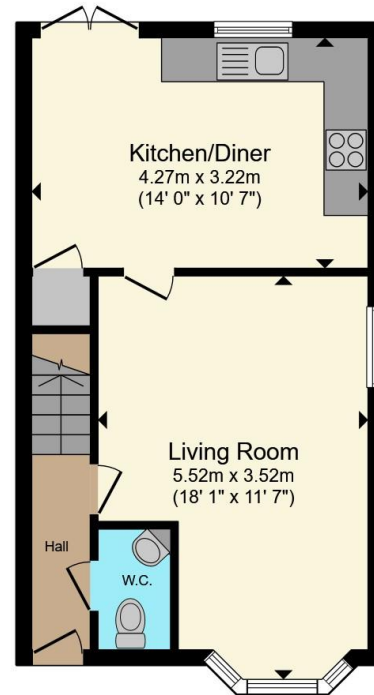
8' 5" x 6' 2" (2.57m x 1.88m)

Bathroom

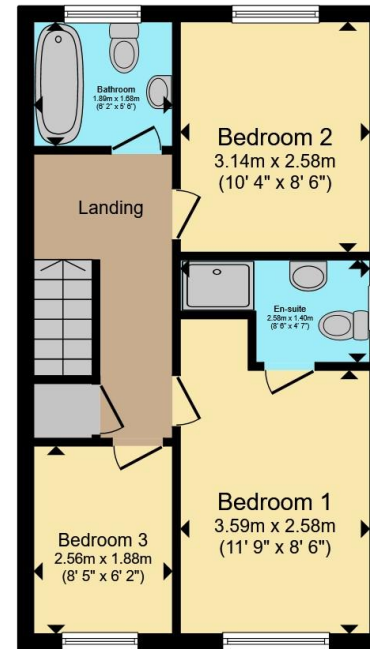








Ground Floor



First Floor

Total floor area 76.7 m² (826 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

Connells

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: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407033



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: CBY407033 - 0006