



**Connells**

Milner Crescent  
Aylesham Canterbury



### Property Description

Set in the heart of the ever popular residential area of Aylesham, this two bedroom, semi detached home is an ideal first time buy, ready to move in and well presented throughout.

The home opens in to an entrance hallway leading to the spacious living and access to the kitchen to the rear. The kitchen enjoys an array of fitted units and space for all white goods. The family bathroom is to the ground floor with matching suite of bath with shower over, WC and wash hand basin.

To the first floor you will find two double bedrooms and a cloakroom with WC and wash hand basin.

A lovely feature of the home is the rear garden - a very spacious area with plenty of lawn, a pagoda covered area for seating and rear access leading to an off road parking space and detached garage.



Moments walk away from the home you will find local shops, newsagents and takeaways with Aylesham Primary School within easy reach. A local village green and countryside walks that stretch in to neighbouring villages. The main line train station has regular services to Dover and Canterbury along with bus routes and road links via the A2.

## Entrance Hall

## Kitchen

10' 11" x 6' 6" ( 3.33m x 1.98m )

Fully fitted kitchen with matching wall and base units, work surface over, sink and drainer. Integrated oven and hob, space for washing matching and fridge freezer. Two rear windows and door leading to garden

## Bathroom

Matching suite of bath with shower over, wash hand basin with vanity unit, WC.

## Landing

Window, carpet, loft hatch

## Bedroom One

17' 4" Max x 10' Max ( 5.28m Max x 3.05m Max )

Two windows, radiator, carpet

## Bedroom Two

11' x 8' 3" ( 3.35m x 2.51m )

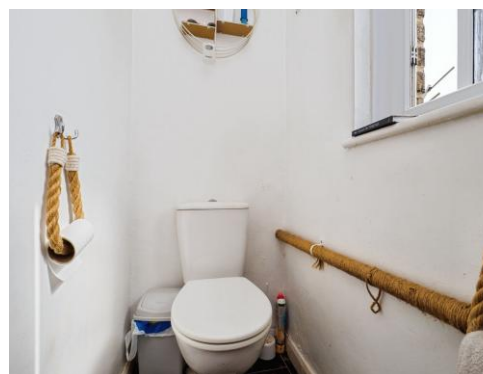
Window, carpet, radiator

## Cloakroom

First floor, WC, wash hand basin, window.

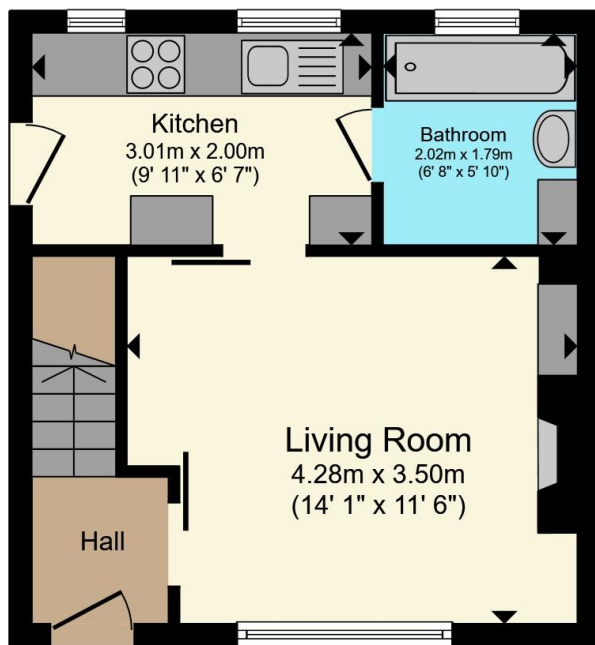
## To The Outside

Front garden laid to lawn. Rear garden with lawn and patio area, covered pagoda seating area. Rear gated access to hard standing for off road parking and detached garage.

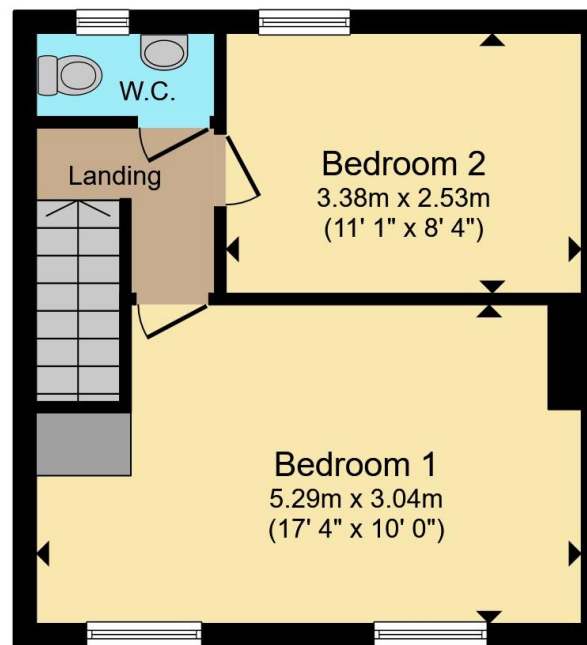








**Ground Floor**



**First Floor**

Total floor area 58.2 m<sup>2</sup> (627 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



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: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY406972](https://www.connells.co.uk/Property/CBY406972)**



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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: CBY406972 - 0004