

Godfrey Gardens, Chartham, Canterbury, CT4 7TT

Offers Over £320,000



Godfrey Gardens

Chartham, Canterbury CT4 7TT

Nestled in the charming village of Chartham, Canterbury, this beautifully refurbished house on Godfrey Gardens offers a perfect blend of modern living and village charm.

As you step through the entrance hallway, you are welcomed into a thoughtfully designed kitchen featuring sleek grey high gloss units and integrated appliances, including a range cooker. The kitchen flows seamlessly into a spacious sitting and dining area, which overlooks a low-maintenance enclosed garden, ideal for relaxing or entertaining.

The first floor boasts a comfortable sitting room with a delightful Juliet balcony, allowing natural light to flood the space. Additionally a generously sized double bedroom at the rear. Ascending to the second floor, you will find the family bathroom room and master bedroom complete with an en-suite shower room, alongside a third double bedroom, providing ample space for family or guests.

This property also benefits from garage parking, with the convenience of accommodating a second space in front. The village of Chartham is well-equipped with amenities, including two doctors' surgeries, shops, pubs, and a train station, making it an ideal location for both families and commuters. Furthermore, the picturesque walks along the River Stour lead directly into the historic city of Canterbury, offering a delightful escape into nature.

This turn-key property is a must-see for anyone seeking a stylish and comfortable home in a vibrant community. Don't miss the opportunity to make this lovely house your new home.

Identification checks

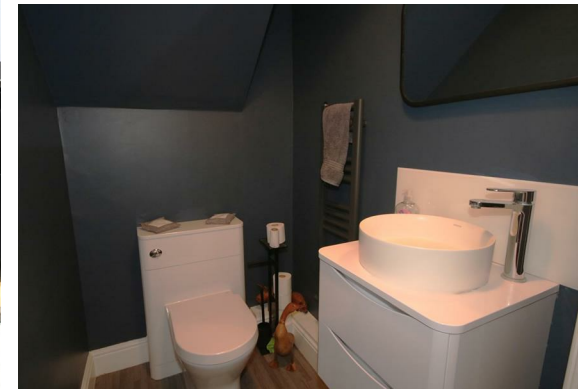
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

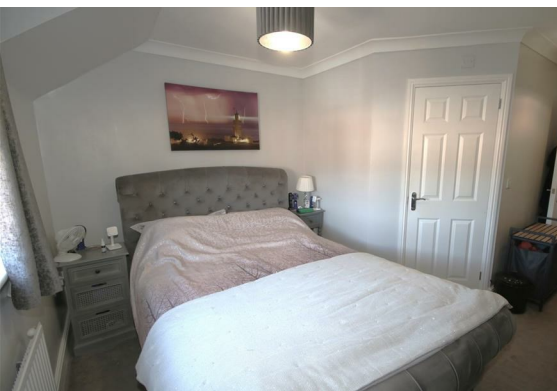
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Ground Floor / Entry Hallway

Kitchen

8'2" x 13'6" (2.499 x 4.116)





- WC**
4'0" x 5'4" (1.234 x 1.643)
- Sitting Room**
10'1" x 12'1" (3.096 x 3.702)
- First Floor / Stairs**
- Living Room**
12'1" x 13'7" (3.688 x 4.162)
- Bedroom 1**
9'3" x 12'1" (2.842 x 3.688)
- Second Floor / Stairs**
- Bathroom**
4'7" x 8'7" (1.415 x 2.618)
- Bedroom 2**
12'1" x 6'6" (3.688 x 2.006)
- Bedroom 3 (Combined Area)**
45'10" (13.975)
- Bedroom 3 (Bedroom Area)**
30'1" (9.181)
- Bedroom 3 (Dressing Area)**
15'8" (4.794)
- Bedroom 3 Ensuite**
5'10" x 4'4" (1.803 x 1.324)
- Rear Enclosed Garden**
- Garage**

Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

