

KE



1 The Glen, Upstreet, Canterbury, CT3 4DL

£325,000

- Excellent transport connections to Canterbury, Thanet and the Kent coastline, with easy access to major road links.
- Presented in true move-in condition with modern décor and quality finishes
- Beautifully landscaped rear garden with a private patio opening onto a surprisingly spacious lawn surrounded by mature planting.
- Peacefully positioned within a well-established popular village location.
- Potential to enlarge the existing accommodation with a side extension, subject to planning permission.
- The generous rear plot provides a rare sense of space and seclusion for a property of this style

1 The Glen, Canterbury CT3 4DL

This is a beautifully refurbished home situated in the sought-after village of Upstreet, just a short drive from the historic city of Canterbury. Finished to a high standard throughout, the property offers stylish, modern accommodation that is ready to move into.

The property benefits from a newly laid block-paved driveway providing off-road parking for several vehicles, together with a large garage offering excellent storage or workshop potential. On the ground floor, a spacious lounge/diner provides an ideal space for both everyday living and entertaining, complemented by a re-fitted, contemporary fitted kitchen.

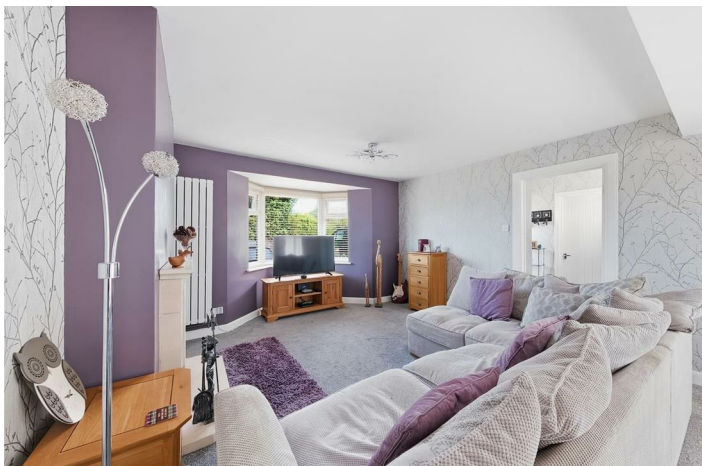
Upstairs, there are two generous double bedrooms and a newly fitted, modern family bathroom, all presented to an excellent standard.

To the rear, the deceptively large garden is a particular highlight. A secluded patio provides the perfect setting for outdoor dining and relaxation, leading onto a delightful lawn extending approximately 80 feet. The garden is beautifully established with a variety of mature shrubs and planting, creating an attractive and private outdoor space.

Located in a quiet residential setting, the property enjoys easy access to local amenities, including a village shop, primary school, public house, and excellent transport links to Canterbury, Thanet, and the Kent coast. Combining village charm with modern living, 1 The Glen presents an exceptional opportunity for first-time buyers, downsizers, small families, or anyone seeking a beautifully renovated home in a desirable Kent village



Council Tax Band: B



GROUND FLOOR

Entrance Hall
6'3" x 5'9"

Lounge / Diner
24'11" x 12'11"

FIRST FLOOR

Kitchen
9'10" x 6'11"

Bedroom One
13'3" x 13'5"

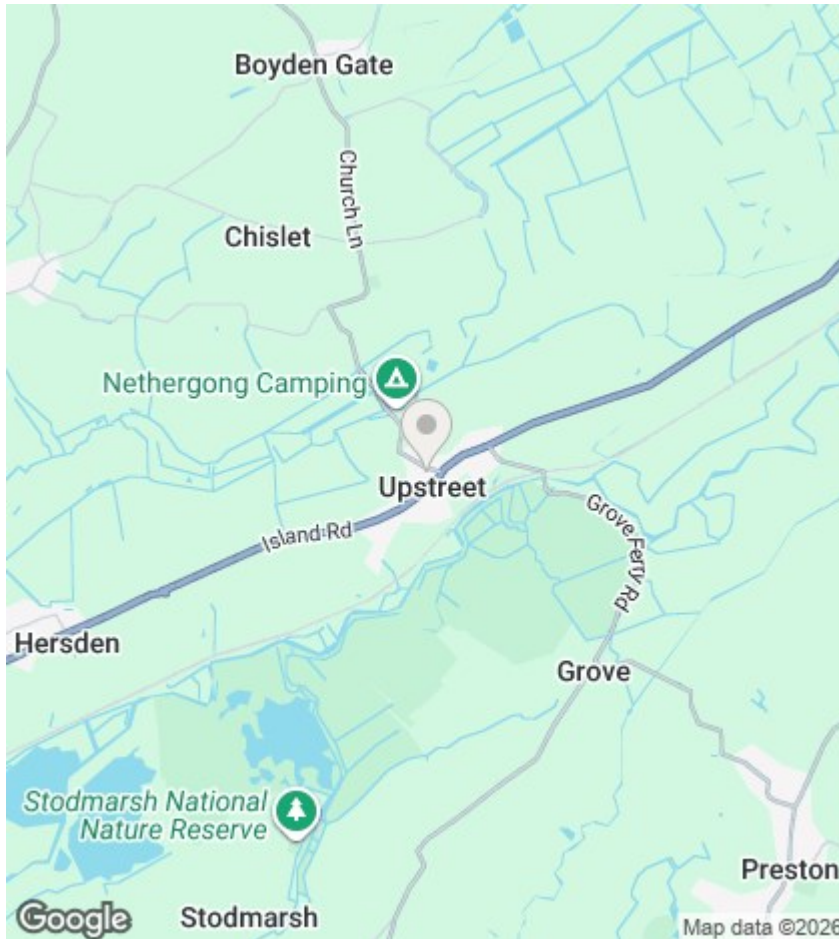
Bedroom Two
11'3" x 9'8"

Bathroom
9'10" x 6'11"

Garage
17'8" x 8'8"

Rear Garden

Open plan frontage



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

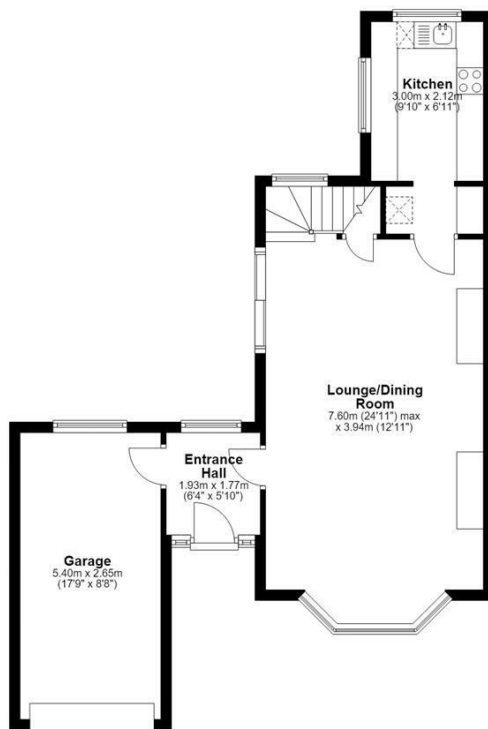
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	61
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

Main area: approx. 41.8 sq. metres (449.8 sq. feet)
Plus garage: approx. 14.3 sq. metres (154.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Main area: Approx. 79.5 sq. metres (855.8 sq. feet)
Plus garages: approx. 14.3 sq. metres (154.0 sq. feet)