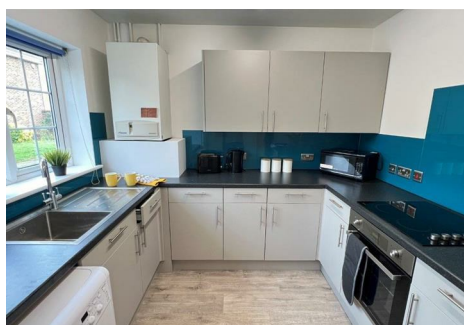




**26a Harkness Drive, Canterbury, Kent, CT2 7RW**

**£2,400 Per Month**

- Detached Family Home With Parking
- MODERN PROPERTY
- DOUBLE BEDS
- 2 BATHROOMS
- SMALL GARDEN
- BILLS PACKAGE AVAILABLE
- 5 BEDROOMS
- 1 RECEPTION ROOMS
- OFF ROAD PARKING
- IN SCHOOL CATCHMENT AREA



# 26a Harkness Drive, Kent CT2 7RW

Nestled in the desirable area of Harkness Drive, Canterbury, this spacious five-bedroom house presents an excellent opportunity for families and professionals alike. With a generous reception room, the property offers ample space for relaxation and family gatherings, making it an ideal home for those with school-aged children.

One of the standout features of this residence is its prime location within the catchment area for several reputable schools, ensuring that your children have access to quality education just a stone's throw away. This makes it particularly appealing for families looking to settle in a nurturing environment that supports their children's academic growth.

In addition to its family-friendly attributes, this property is also well-suited for five students attending the nearby University of Kent or for working professionals seeking shared accommodation. The layout of the house allows for comfortable living arrangements, providing each occupant with their own space while fostering a sense of community.

With two bathrooms, morning routines will be a breeze, and the overall design of the home promotes both functionality and comfort. Whether you are a family looking to create lasting memories or a group of professionals or students seeking a convenient and welcoming place to live, this property on Harkness Drive is sure to meet your needs. Don't miss the chance to make this house your home in the vibrant city of Canterbury.



5



2

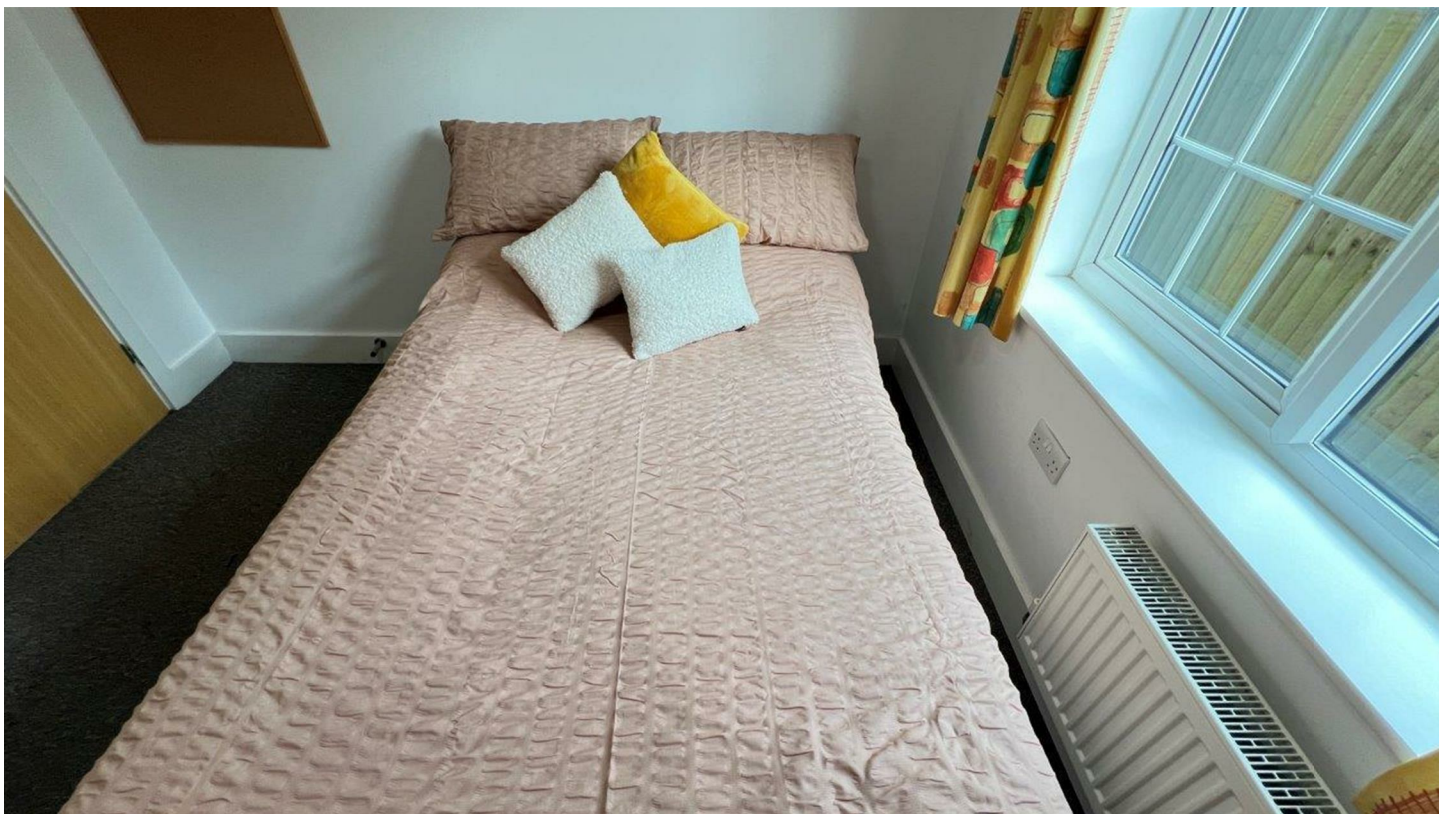


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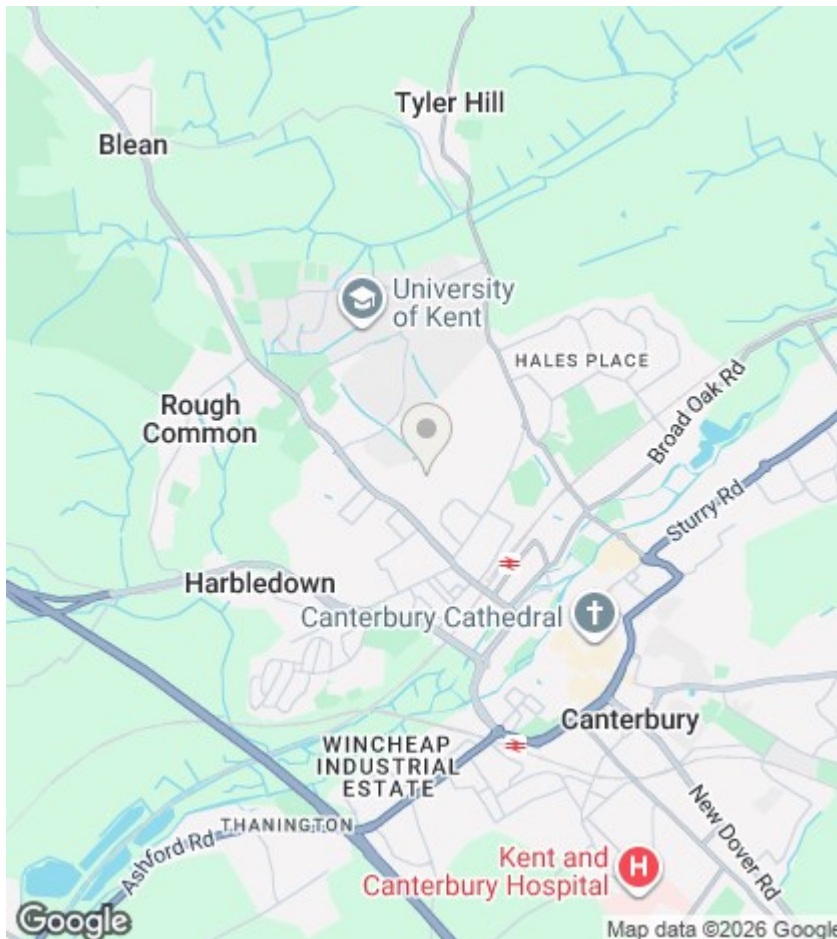
C

Council Tax Band: E









## Directions

## Viewings

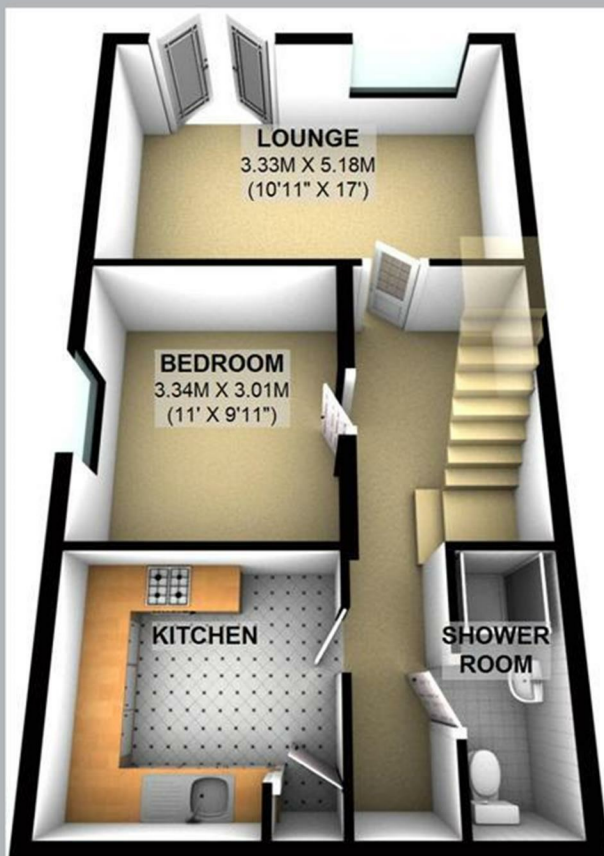
Viewings by arrangement only. Call 01227 788088 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            | 70                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**GROUND FLOOR**  
APPROX. 50.1 SQ. METRES (539.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 47.7 SQ. METRES (513.2 SQ. FEET)

