



**Connells**

Hope Villa Lower Hardres  
Canterbury



### Property Description

A wonderfully unique, three bedroom, semi detached cottage style home in the heart of the sought after and rural location of Lower Hardres.

The home is well presented throughout and enjoys features such as fire places, higher ceilings and wooden flooring. There is also off road parking to the front for two cars and side access in to a generously sized rear garden with garden room.

The home enters through a hallway leading to the front living room with fire place and large windows letting in plenty of natural light. Through to the dining room with log burner and on to the open plan kitchen dining room with plenty of storage space and a utility area with space for washing machine. Allowing plenty of space for a breakfast area with double doors overlooking the garden.

To the first floor you will find three comfortable bedrooms and family bathroom with matching suite.

Sold with no onward chain, this home is well worth viewing to appreciate all that is on offer.



## Entrance Hall

## Living Room

11' 10" x 11' 1" ( 3.61m x 3.38m )

Window, wood flooring, fire place, radiator

## Dining Room

11' 10" x 11' 1" ( 3.61m x 3.38m )

Wood flooring, window, wood burner, understairs cupboard, and central heating boiler

## Kitchen Dining Room

16' 3" x 10' 7" ( 4.95m x 3.23m )

Double doors overlooking rear garden, window, wood flooring.

Bespoke fitted kitchen with matching wall and base units. Work surface over and sink and drainer. Oven, hob and extractor fan, space for fridge freezer and dishwasher.

## Utility Area

12' x 5' 5" ( 3.66m x 1.65m )

Tiled flooring, space and plumbing for washing machine

## Landing

## Bedroom One

12' 1" x 11' 1" ( 3.68m x 3.38m )

Window, radiator, wood flooring

## En Suite Shower Room

## Bedroom Two

11' 11" in to bay x 8' 2" ( 3.63m in to bay x 2.49m )

Window, radiator, carpet

## Bedroom Three

10' 6" x 10' 5" ( 3.20m x 3.17m )

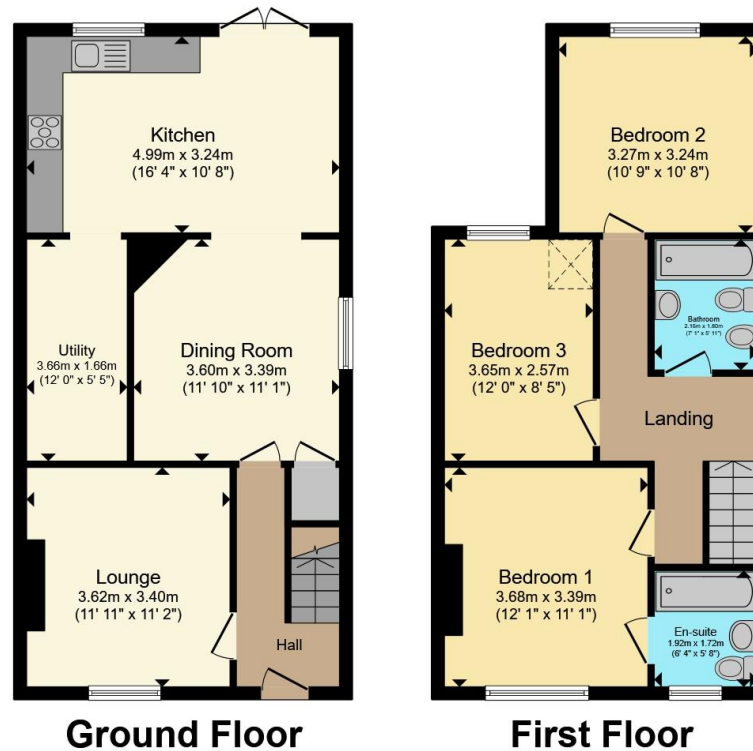
Window, radiator, laminate flooring

## Bathroom









Total floor area 104.1 m<sup>2</sup> (1,121 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](http://www.propertybox.io)



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EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

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