



22 Cromwell Road, Canterbury, Kent, CT1 3LD

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**22 Cromwell Road, Canterbury, Kent,
CT1 3LD**

£490,000 Freehold

A charming three-bedroom detached bungalow, offering bright, spacious and versatile accommodation in a highly sought-after residential street, conveniently situated just moments from Kent & Canterbury Hospital and within easy reach of Canterbury city centre.

The property is approached via an attractive front garden and driveway providing off-road parking. On entering, the spacious entrance hall immediately sets the tone, with the wonderfully high ceilings creating a real sense of space and light. The hall leads to three well-proportioned bedrooms, with both of the front bedrooms enjoying large bay windows which fill the rooms with natural light. The versatility of the accommodation is further enhanced by the flexibility of the second front bedroom, which could equally lend itself to use as a second sitting room or dining room.

To the rear of the property is a particularly impressive open-plan sitting room and kitchen, created as part of a thoughtful extension. This is a wonderfully light and airy space, with an abundance of natural light and wide bifold doors opening directly onto the rear garden, creating an excellent connection between the house and outside space. The kitchen is well equipped with a good range of wall and base units, complemented by solid wood worktops and spaces for appliances.

The family bathroom and separate cloakroom complete the accommodation.

Outside, the attractive front garden provides a pleasant approach to the property, with a driveway offering useful off-road parking. The rear garden is enclosed by attractive walls and is principally laid to lawn, with established borders containing a variety of mature trees and shrubs. A garden shed provides additional storage.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Cromwell Road is exceptionally well placed for access to Canterbury, being just a five-minute walk from the Kent & Canterbury Hospital and approximately half a mile from the historic city centre. A number of the city's highly regarded grammar schools are within easy walking distance, as are Canterbury East railway station and Canterbury West, which provides a high-speed service to London St Pancras in approximately 56 minutes. The University of Kent and the city's independent schools are also within a short drive.

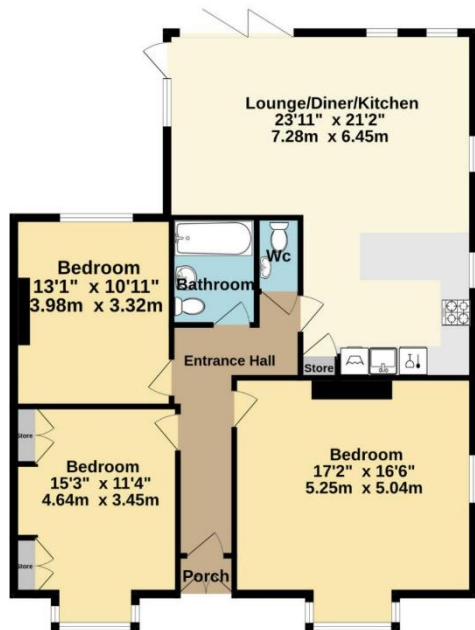
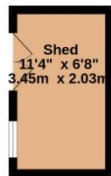
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 10/9/26





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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