

Old Park Avenue, Canterbury, CT1 1DN

Offers in excess of £280,000





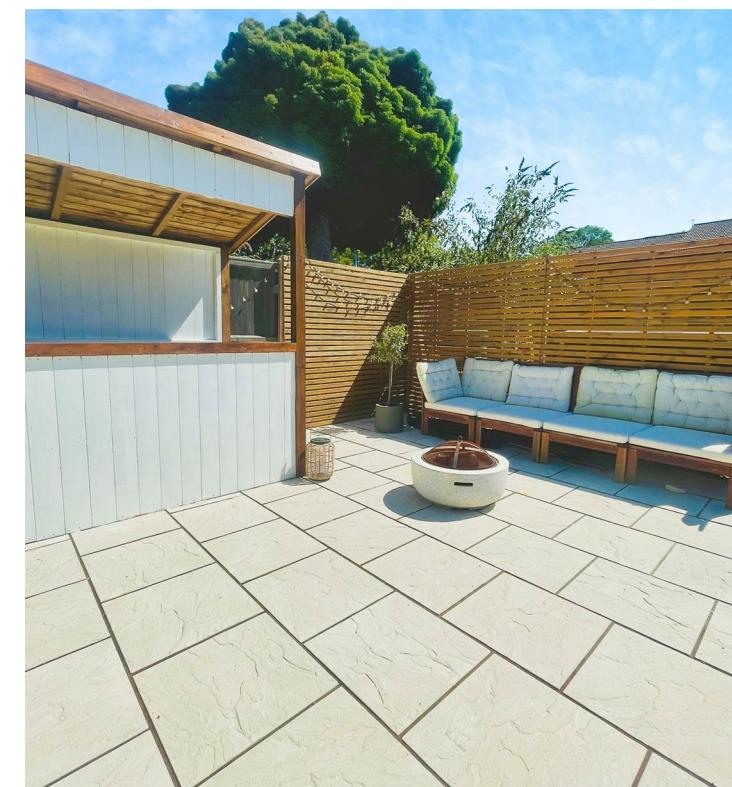
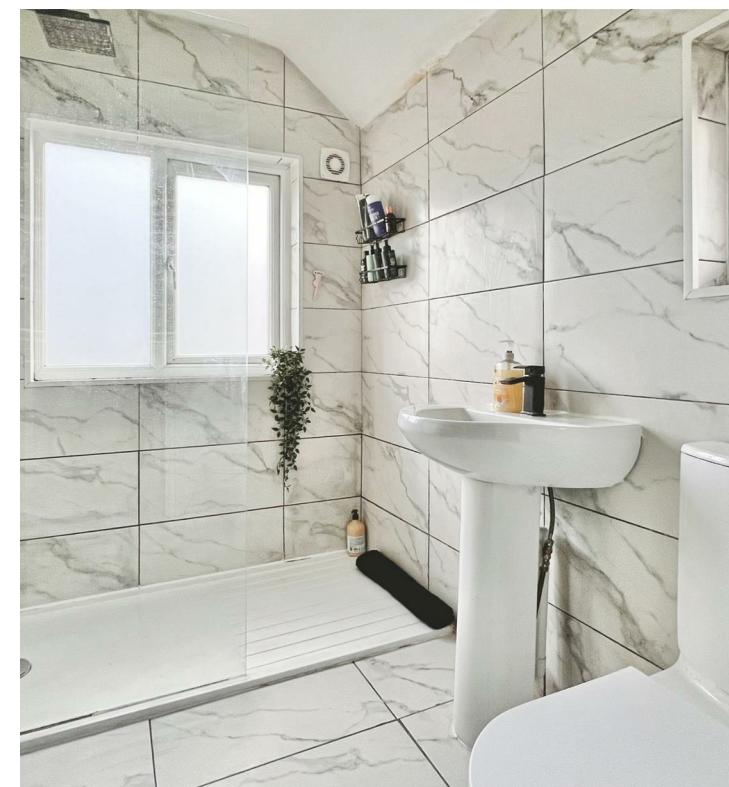
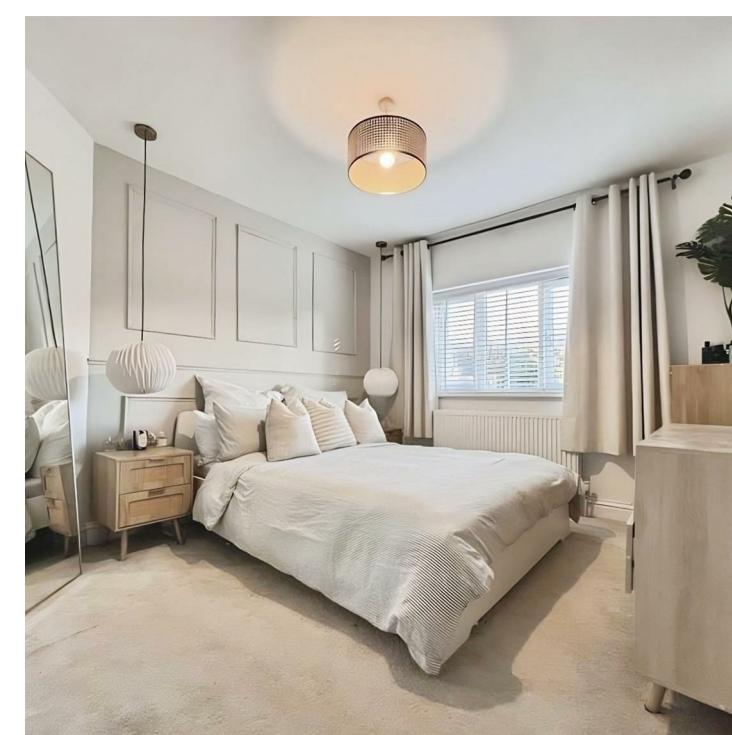
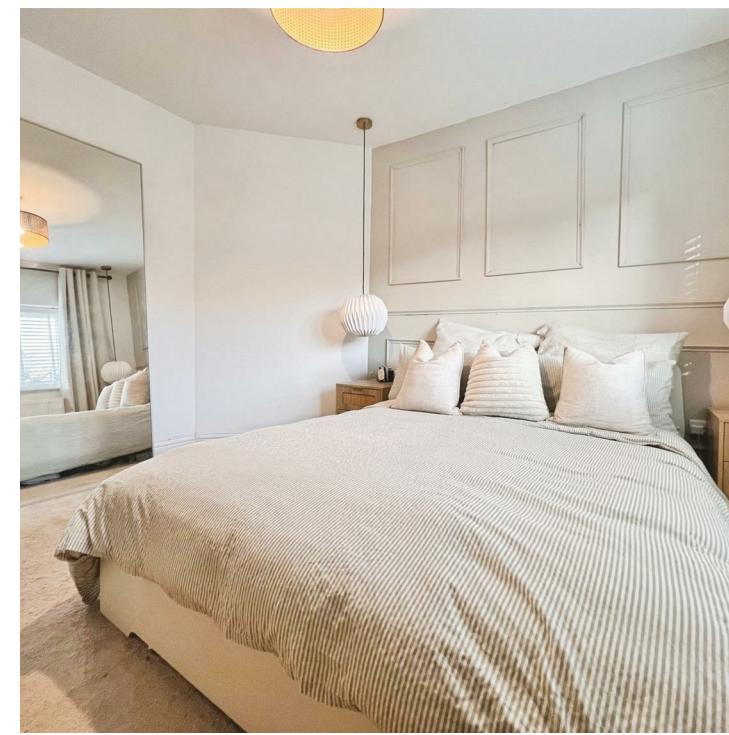
Set in a highly sought-after location, only a short walk from Canterbury's bustling High street & High-Speed Train-Station is this this delightful 1930s semi-detached home that offers the perfect blend of modern convenience and commuting travel links. Boasting two double bedrooms and an approximately 70ft rear garden, the property enjoys a peaceful backdrop near by the well regarded Chequer's Wood and Old Park. Sat behind a green front lawn, with a fenced boundary, you'll find this well presented home, ideal for first time buyers, and investors alike. The ground floor offers a welcoming bay fronted, reception room featuring a fireplace, ideal for relaxing within. A spacious kitchen/dining room stretches the rear of the home, overlooking that landscaped rear garden. The kitchen itself is fitted with modern units and offering plenty of space for a fridge freezer, washing machine & dishwasher, as well as breakfast bar & space for a dining table & chairs adjacent to the picture window. A convenient under-stairs storage cupboard completes the ground floor layout perfectly. The stairs rise from the entrance hall, here, you'll find two well proportioned bedrooms. The master bedroom is a generously sized double overlooking the garden, with the second bedroom boasting in-built wardrobes & an airing cupboard. Both beds are served by an updated contemporary shower room, with walk in shower, wash hand basin & W/C.

A particular highlight of this home is the 70ft rear garden, that offers rear and side access, as well as the recently built cabin, measuring approximately 3m x 2.5m. Perfectly suited for those looking to work from home. There is power, lighting & internet direct to the cabin. A gated side access leads to a patio pathway & extensive lawn area with further patio, where you can enjoy the sun, ideal for hosting those bank holiday weekends!

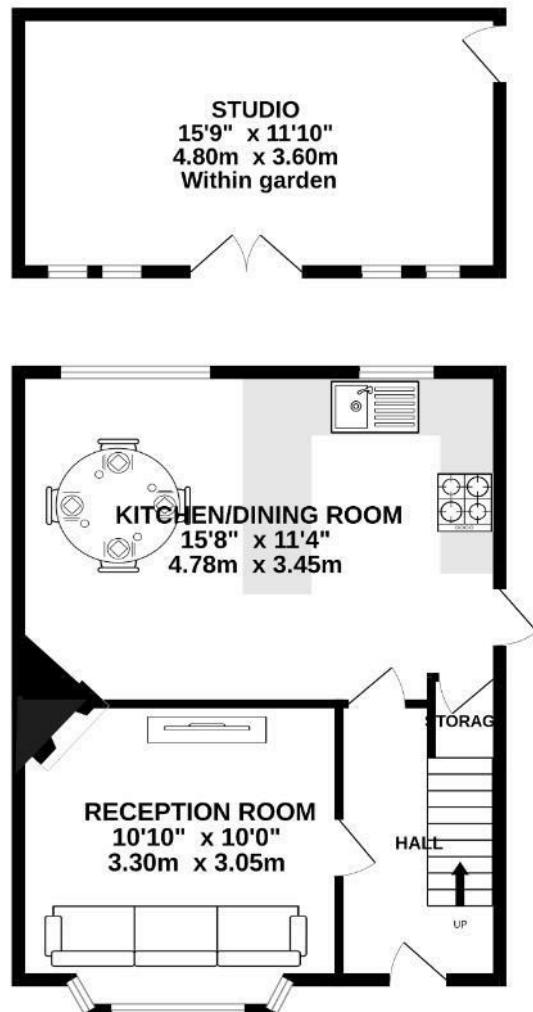
Being ideally positioned in a highly desirable area of Canterbury, offering the perfect balance of green open space and city convenience. Just moments away are Old Park and Chequers Wood, providing approximately 21 acres of beautiful woodland and open walks — ideal for dog owners, families with young children, or anyone who enjoys the outdoors. The property benefits from excellent transport links, making commuting to Thanet, Ashford and beyond both quick and convenient. Canterbury itself offers a vibrant mix of history, shopping and culture, further enhanced by the recently opened Riverside Canterbury Leisure Complex, which features a range of eateries, entertainment venues and activities. Everyday amenities are close at hand, including the popular George & Dragon pub in nearby Fordwich, as well as Aldi and Asda supermarkets. Canterbury city centre is also within easy reach, approximately a 20-minute walk away, offering an excellent selection of shops, cafés and restaurants.

- An Attractive 1930's Bay-Fronted, 2 Bedroom Semi-Detached House
- Beautiful bay-fronted reception room with a feature fireplace
- Recently updated contemporary walk in shower room
- Versatile studio in garden, with power/lighting & internet - ideal as a home office
- Located near-by to the 21 acre 'Old Park & Chequers Woods'

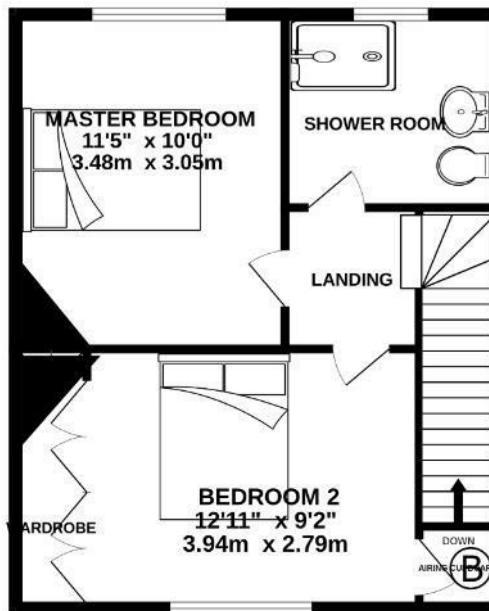
- Two generous double bedrooms, with bedroom two featuring built-in wardrobes
- Modern kitchen/diner to the rear, enjoying views over the garden
- Impressive 70ft rear garden, offering fantastic outdoor space with extensive patio
- EPC Rating: Awaiting updated certificate - Council Tax Band: B
- Within walking distance to Canterbury West Train Station & Town Centre



GROUND FLOOR



1ST FLOOR



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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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