



41 The Grove, Barham - CT4 6PP

Guide Price **£400,000**

Approximate Gross Internal Area (Excluding Outbuilding) = 111 sq m / 1195 sq ft
Outbuilding = 6 sq m / 60 sq ft

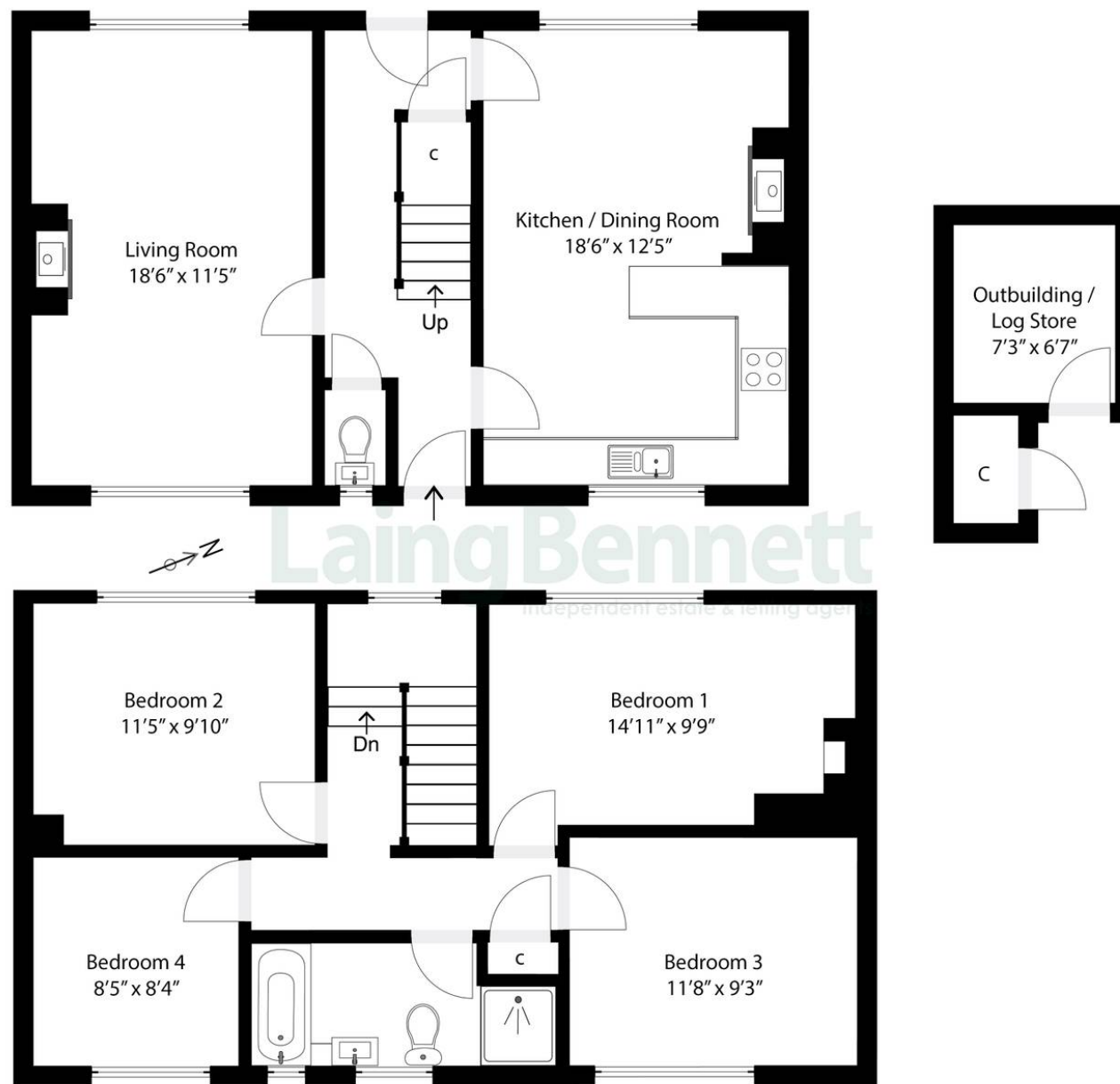


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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41 The Grove

Barham, Canterbury

This beautifully refurbished four bedroom home is tucked away in a quiet cul-de-sac in the sought after village of Barham, offering driveway parking along with a glorious rear garden where a mature willow tree provides a serene focal point. The ground floor features a welcoming hallway with a cloakroom, a spacious living room with a wood-burning stove, and a stunning kitchen/dining room with stylish cabinetry, warm wooden worktops, and a wood-burning stove with oven, perfect for cosy family meals and entertaining. Upstairs a light-filled landing leads to four bedrooms, including a generous principal bedroom, two further doubles, and a versatile fourth bedroom, all served by a modern family shower/bathroom/WC. Outside, the private garden is ideal for relaxation or play, while a useful outbuilding/log store to the front adds extra storage. Blending character, contemporary comfort, and in an ideal setting this home is perfectly suited for modern family living. No Chain!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393

info@laingbennett.co.uk

www.laingbennett.co.uk/

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