



GUILDCREST ESTATES



29 Sandwich Road, Ash CT3 2AF



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Sandwich Road, Ash CT3 2AF

Guide price £315,000

Guide Price £315,000 - £325,000

Situated in the sought-after village of Ash, just a short drive from Canterbury, this modern three-bedroom end-of-terrace home offers stylish, comfortable living in a welcoming community setting.

Built in 2004 and measuring around 1,000 sq. ft, the property is ideal for families or professionals seeking space and convenience. The ground floor features an entrance hall with cloakroom, a well-equipped kitchen with plenty of storage, and a bright living/dining room with French doors opening onto the garden. A feature electric fire adds a cosy touch, while handy understairs storage keeps everything neatly tucked away.

Upstairs, there are two generous double bedrooms, each featuring large fitted wardrobes. The master bedroom benefits from an en-suite shower room, while a modern family bathroom serves the rest of the floor. On the second floor, a particularly spacious third double bedroom provides an ideal space for guests, a home office, or a private retreat.

Outside, the property enjoys a private, low-maintenance rear garden ideal for relaxing or entertaining, along with off-street parking for two cars.

Ash is a charming, well-connected village offering shops, pubs, a primary school, and easy access to Canterbury and Sandwich. This beautifully presented home combines modern living with rural tranquillity, making it a superb choice for those seeking comfort, practicality, and community.





Rear Garden

Kitchen

10'2 x 9'11 (3.11 x 3.03)

Lounge / Dining Room

17' x 14'8 max (5.19 x 4.46 max)

Cloakroom

Bedroom 1

10'5 x 10'3 (3.17 x 3.12)

Bedroom 2

16'2 x 9'2 max (4.93 x 2.80 max)

Bedroom 3

10'5 x 10' (3.17 x 3.04)

Bathroom

Ensuite





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Key Features

- Guide Price £325K - £350K
- Modern three-bedroom end-of-terrace home built in 2004
- Three double bedrooms with an en-suite
- Spacious living/dining room with access to the rear garden
- Private rear garden
- Off-street parking for 2 cars
- Short drive to Canterbury

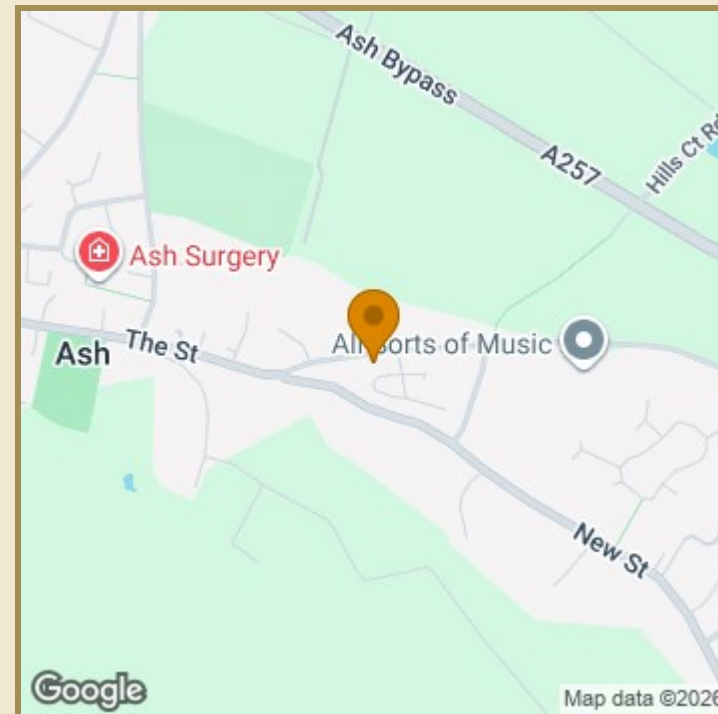
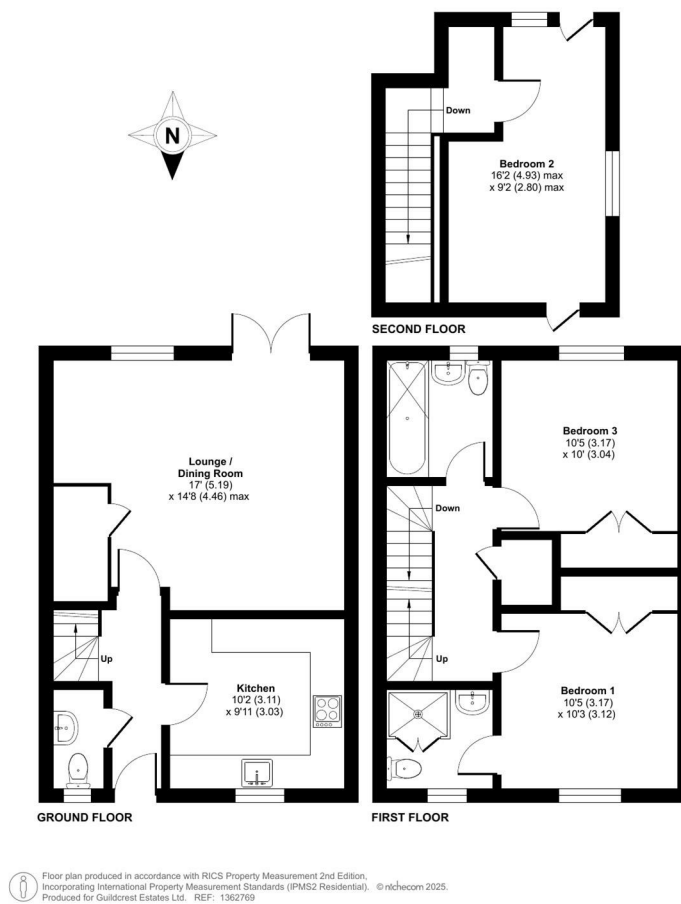
Important Information

Freehold
House - End Terrace
1001.05 sq ft
Council Tax Band C
EPC Rating C

£315,000

Sandwich Road, Canterbury, Ash, CT3

Approximate Area = 1049 sq ft / 97.4 sq m
For identification only - Not to scale



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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