



**29 The Grove, Barham - CT4 6PP**

Guide Price **£335,000**



Approximate Gross Internal Area (Excluding Greenhouse and Office) = 110 sq m / 1184 sq ft  
Office = 9 sq m / 97 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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## 29 The Grove

Barham, Canterbury

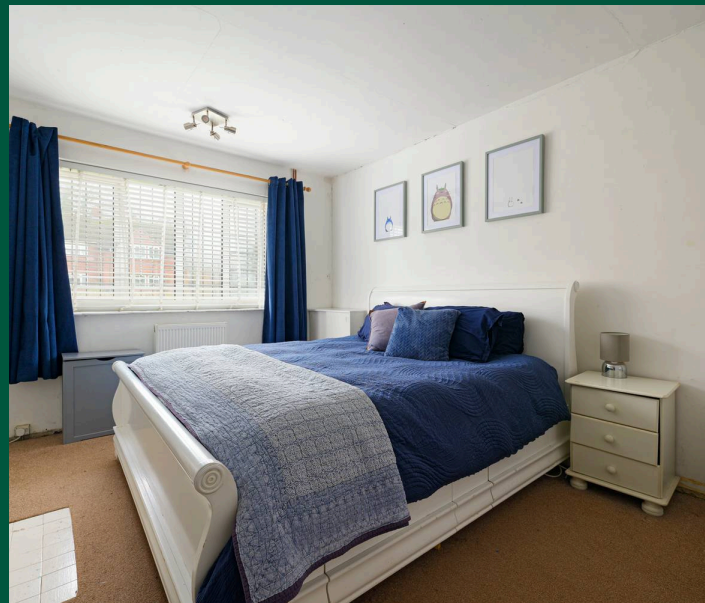
A spacious three bedroom semi detached family home. The property is set in the heart of a popular cul de sac in the sought after village of Barham. The property has been extended to the side and offers further potential to decorate, to your chosen finish. Double doors lead to a welcoming entrance porch and lobby with WC. There is a spacious kitchen and useful utility room with access from the front and rear garden. Completing the ground floor is a large double aspect living/dining room with bay window to the front and sliding glazed doors leading to a lean to/greenhouse. Upstairs the pleasing accommodation continues with a landing, three double bedrooms and family bathroom/WC. Outside to the front there is a gravel parking space and steps down to the front door, courtyard terrace and outside store/office. The generous rear garden is laid to lawn with a raised decked sun terrace.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Laing Bennett

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