



Connells

Shalmsford Street
Chartham Canterbury

Shalmsford Street
Chartham Canterbury CT4 7QW

for sale
£270,000



Property Description

Located in the heart of the desirable village of Chartham, this attractive three-bedroom semi-detached home offers spacious and well-presented accommodation, making it an ideal choice for first-time buyers, growing families or those looking to enjoy village living within easy reach of Canterbury.

The ground floor comprises a welcoming entrance hall, a modern fitted kitchen and a generous open-plan living/dining room, providing the perfect space for both everyday family life and entertaining guests. Upstairs, the property offers three well-proportioned bedrooms.

Externally, the property benefits from a private and enclosed rear garden, ideal for outdoor dining, children and pets. The home enjoys a pleasant residential setting with easy access to a range of local amenities, schools and transport links.

Chartham is a popular village offering a selection of local shops, a primary school, public houses and countryside walks along the nearby River Stour. For commuters, Chartham Railway Station offers regular services to Canterbury, Ashford International and London Charing Cross, whilst the A28, A2 and M2 provide excellent road connections across Kent and beyond.



Lounge Dining Room

20' 8" x 11' 9" (6.30m x 3.58m)

Kitchen

8' 7" x 8' 6" (2.62m x 2.59m)

Bathroom

Landing

Bedroom One

15' 4" x 10' 2" (4.67m x 3.10m)

Bedroom Two

10' x 9' 11" (3.05m x 3.02m)

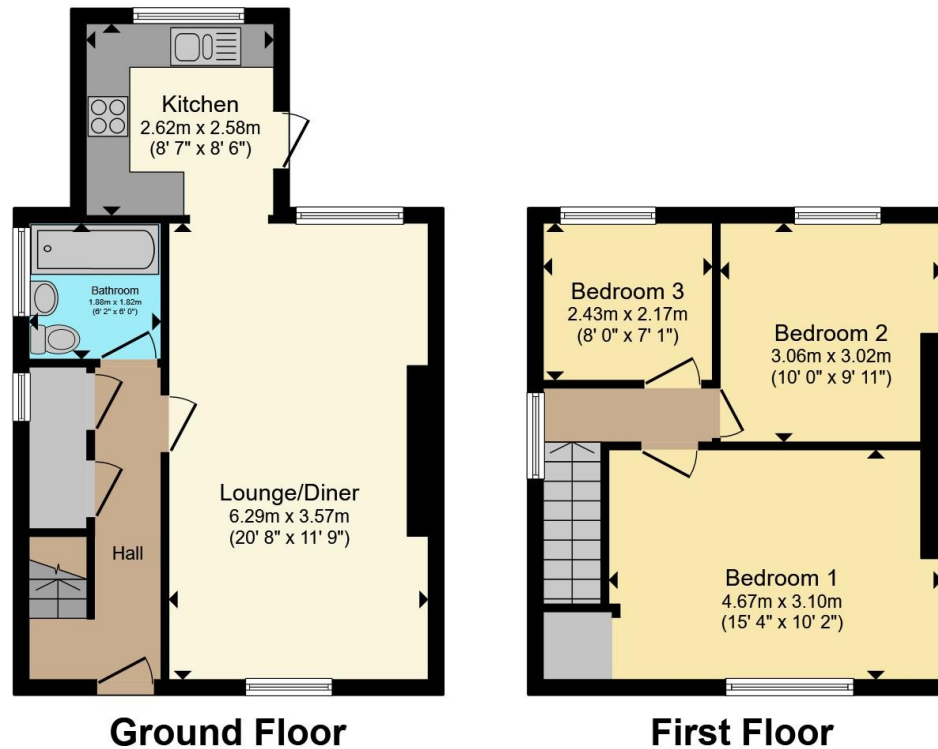
Bedroom Three

8' x 7' 1" (2.44m x 2.16m)









Total floor area 76.1 m² (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407376



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY407376 - 0002