

Tonford Lane, Canterbury, CT1 3XU

£1,800 Per Month



## Tonford Lane

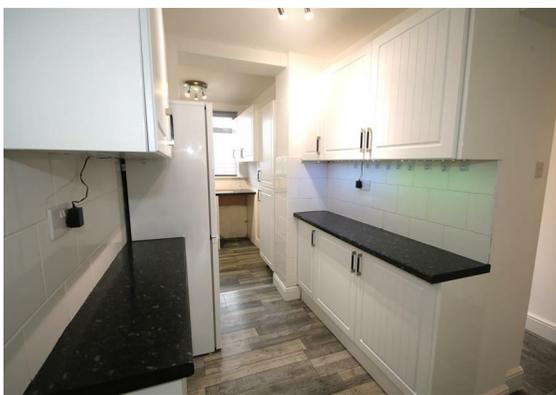
### Canterbury CT1 3XU

Nestled on the charming Tonford Lane in Canterbury, this delightful semi detached house offers a perfect blend of comfort and versatility. Spanning an impressive 118 square meters, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertainment.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious sitting room, ideal for unwinding after a long day. The large living room offers a fantastic area for family gatherings, while the galley-style kitchen is both functional and inviting, complete with a bathroom featuring a shower over the bath for added convenience. A versatile room, which can serve as a single bedroom, office, or playroom, adds to the property's appeal.

The upper floor is home to four generously sized double/single bedrooms, ensuring plenty of room for family or guests. One of the bedrooms features an ensuite shower room, while a family bathroom caters to the remaining rooms, making morning routines a breeze.

The outdoor space is equally impressive, with access to a large rear garden through sliding doors from the sitting room and the kitchen. This garden is perfect for outdoor entertaining, featuring a patio area for al fresco dining, a spacious lawn for children to play, and a garden shed for all your storage needs. Additionally, the property benefits from driveway parking for two to three cars, enhancing its practicality.





Available 1st March 2026  
Unfurnished  
Rent £1,800 per month is EXCLUSIVE  
of all utilities.  
Deposit is equal to 5 weeks rent  
£2,076.00 to be secured with the TDS  
This can be paid anytime, until your  
tenancy begins (EXCLUDING Holding  
Deposit)  
Council Tax C (Canterbury City Council)  
All viewings are strictly by appointment  
only.  
Please refer to the fee's tab on our  
website ([www.sallyhatcher.co.uk](http://www.sallyhatcher.co.uk)) for all  
information on fee's and deposit  
options



## Floor Plan

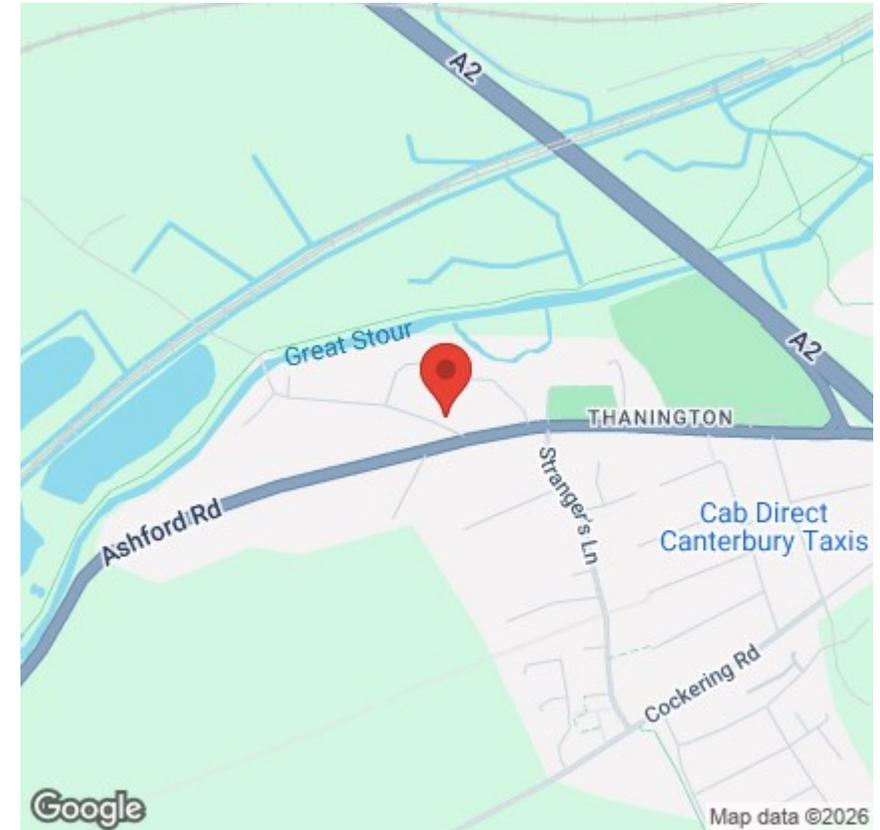


## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

