



18 ACACIA DRIVE
CANTERBURY

£410,000

- Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Integral Garage
- Immaculate Condition Throughout
- Driveway
- Rear Garden
- Short Drive To Canterbury

LOCATION

LOCAL AREA

The property is situated within 6 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

**** PERFECT FAMILY HOME****

**** Virtual Tour Upon Request****

Miles and Barr are delighted to offer to the market this four bedroom detached home in a quiet Cul-De-Sac location. Situated in the popular residential area of Chislet Gardens, which is surrounded by everything you need including great transport links to Canterbury City Centre. The property is immaculately presented throughout and has been modernized by the current vendors, making this ready to move into and perfect for families. The ground floor accommodation comprises entrance hall, cloakroom, the spacious lounge, study, kitchen, dining room and the conservatory. To the first floor you will find four sizeable bedrooms, two benefitting from En Suites and the main family bathroom. Other benefits include an integral garage, driveway parking for a few cars and a rear garden which is a sun trap. This is not one to miss out on so please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

Entrance

Lounge 10'08 x 16'06

Dining Room 10'03 x 9'11

Kitchen 15'11 x 9'01

Conservatory 16'04 x 9'04

Laundry Room/Study 5'02 x 8'09

WC 5'01 x 2'09

First Floor

Bedroom 12'06 x 10'08

En Suite 6'05 x 5'08

Bedroom 11'02 x 8'05

Bathroom 6'08 x 7'06

Bedroom 7'10 x 10'09

Bedroom 13'02 x 11'06

En Suite 7'07 x 3'10

External

Rear Garden

Garage 18'00 x 8'05

Off Street Parking



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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

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:

www.milesandbarr.co.uk/referral-fee-disclosure