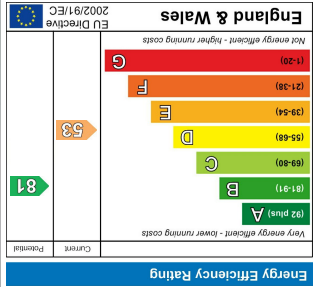


www.milesandbarr.co.uk/referral-fee-disclosure

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:



15 HAWE LANE
CANTERBURY

£400,000

- Three Spacious Bedrooms
- Chalet Bungalow
- Immaculately Presented Throughout
- Driveway Parking
- Low Maintenance Rear Garden
- Popular Village Location
- Close To All Amenities
- Viewing Recommended

LOCATION

The village of Sturry is located to the east of the cathedral city of Canterbury and has excellent road and rail links directly into the city centre itself. Sturry railway station is one stop from Canterbury West station which offers the High Speed Service to London St Pancras in less than an hour. There are local schools and amenities on hand and there is a real sense of community throughout the village.

SURROUNDING AREAS

The property is situated within 4 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.

SPORT AND LOCAL 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 Beane 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.

COMMUNICATIONS

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

Miles and Barr are delighted to offer to the market this stunning three bedroom chalet bungalow in the popular village location of Sturry. Located just a short walk from the local primary school, train station, bus stops and shops.

The property is immaculately presented throughout as the current vendors have completed a full refurbishment. The ground floor accommodation comprises the porch, leading to the entrance hall, lounge, bathroom and kitchen/ dining area. To the first floor is three spacious bedrooms. The front of the property benefits from a garage and driveway parking for a few cars. The rear garden is low maintenance as it has been patioed throughout, while providing two summerhouses.

This would make the perfect family home so please call Miles and Barr as the sole agent on 01227 200600.

DESCRIPTION

- Entrance
- Entrance Hall
- Kitchen/Diner 19'6 x 11'6 (5.94m x 3.51m)
- Lounge 11'9 x 15'9 (3.58m x 4.80m)
- Bathroom 9'11 x 14'3 (3.02m x 4.34m)
- First Floor
- Landing
- Bedroom 7'2 x 11'3 (2.18m x 3.43m)
- Bedroom 14'6 x 12'1 (4.42m x 3.68m)
- Bedroom 9'2 x 12'1 (2.79m x 3.68m)
- Exterior
- Front Garden
- Garage
- Rear Garden

