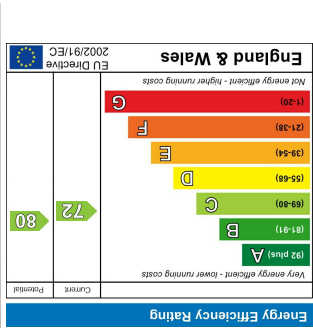


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



TONFORD LANE CANTERBURY



TONFORD LANE CANTERBURY

£375,000

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
01227 200600 e: canterbury@milesandbarr.co.uk



- Semi-Detached House
- Four Bedrooms
- Spacious Family Home
- Double Storey Extension
- Popular Location
- Off Street Parking

LOCATION

Situated next to the river Stour and offering a cycle path into the city, the property offers the opportunity for an idyllic countryside lifestyle just a short distance from the city centre. Best of both worlds!

LOCAL AREA
The property is situated within 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

EXTENDED SEMI-DETACHED HOUSE IN SOUGHT AFTER LOCATION!

Miles and Barr are delighted to present to the market this Four Bedroom Extended Semi-Detached House in the popular location of Tonford Lane. Set just a short drive from Canterbury City Centre and with access to local transport links this property would make an ideal family home.

In its current layout, the house consists of a lounge, dining room, kitchen and a bathroom on the ground floor. There are three bedrooms and a W/C on the first floor with another bedroom and en-suite built into the loft conversion. Externally, there is a private garden that is mostly laid to lawn to the rear with off street parking for ample cars to the front.

DESCRIPTION

- Entrance
- Entrance Hall
- Lounge 13'3 x 10'11 (4.04m x 3.33m)
- Dining Room 13'3 x 10'11 (4.04m x 3.33m)
- Kitchen 10'10 x 7'2 (3.30m x 2.18m)
- Bathroom 7'4 x 8'1 (2.24m x 2.46m)
- First Floor
- Landing
- Bedroom 10'3 x 8'2 (3.12m x 2.49m)
- Bedroom 10'10 x 8' (3.30m x 2.44m)
- WC
- Bedroom 13'2 x 12'10 (4.01m x 3.91m)
- Second Floor
- Landing
- Bedroom 16'6 x 7'5 (5.03m x 2.26m)
- En Suite 5'1 x 3'10 (1.55m x 1.17m)
- Exterior
- Front Garden
- Rear Garden

