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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:



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Relocation

PLANNING MEMBER

2020/2021

The Property

Ombudsman

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF

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...valuing people, not just property

**miles & barr**

England & Wales	
EU Directive	2002/91/EC
Not energy efficient - higher running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(31-42)
G	(1-30)

Energy Efficiency Rating

Current

Potential

Map data ©2022

Google

St Anselm's Catholic School

Simon Langton Girls' Grammar School

Cricket ground

Old Dover Rd

St Augustine's Rd

Bright Horizons Canterbury Day...

Spring Ln

Sussex Ave

Dorset Rd

Pilgrims Way

Mount Rd

Churchill Rd

A2050

New Dover Rd

The Foreland

B2068

Crossfit Stone Towers

Appledown Way

**BARTON ROAD, CANTERBURY**

miles & barr

**BARTON ROAD**

**CANTERBURY**

**£550,000**

- No Onward Chain
- Extended And Refurbished Bungalow
- Driveway Parking
- Calm And Quiet Neighbourhood
- Countryside Views To Rear
- Immaculate Condition Throughout
- Loft Room
- Three Spacious Bedrooms
- Ideal Family Home
- Viewing Recommended

LOCATION

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 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.

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

Miles and Barr are delighted to offer to the market this lovely and modern three bedroom bungalow in the ever so popular location of Barton Road. Situated in a quiet neighbourhood just a short distance from the bustling city centre, with great bus routes for access.

The property has been completely renovated and extended by the current vendors, transforming this property and now a must see to appreciate the size. As you enter though the front door, you are greeted by the wide entrance hallway with marble flooring, leading to the three double bedrooms. The master bedroom has the added benefit of built in wardrobes cover two walls. The family bathroom is tiled and floored with marble throughout, providing wash basin, toilet and the bath with a shower head, along with underfloor heating. There is also a separate toilet. The kitchen was replaced a few years ago with top and base units and appliances, such as the double oven, hob and extractor fan and underfloor heating. The Lounge/Dining area is to the rear of the home, being part of the extension, and benefiting from surround sound ceiling speakers. From the hallway there are stairs leading to the loft room providing ample storage and heating with velux window overlooking the rear garden. The rear garden is roughly 70ft long with a patio and lawned area. Additionally you will find a gym room and office outside with electrics and being fully insulated. Other benefits include, driveway parking, cavity walls, fitted blinds and double glazing.

Please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

- Entrance
- Lounge 23'03 x 19'02 (7.09m x 5.84m)
- Kitchen 8'11 x 19'02 (2.72m x 5.84m)
- WC 2'01 x 5'09 (0.64m x 1.75m)
- Bathroom 7'01 x 5'05 (2.16m x 1.65m)
- Bedroom 10'00 x 10'08 (3.05m x 3.25m)
- Bedroom 10'03 x 9'02 (3.12m x 2.79m)
- Bedroom 10'11 x 10'08 (3.33m x 3.25m)
- Loft Room 13'00 x 13'05 (3.96m x 4.09m)
- External
- Rear Garden
- Gym 8'08 x 18'05 (2.64m x 5.61m)
- Off Street Parking

