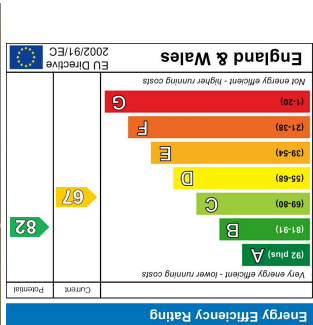


www.milesandbarr.co.uk/referral-fee-disclosure

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:



STRUSMA AERODROME ROAD
CANTERBURY



STRUSMA AERODROME ROAD
CANTERBURY

OFFERS IN EXCESS OF £450,000

- Large Bungalow
- 5 Bedrooms
- Conservatory
- Off Street Parking
- Popular Village Location
- Great Family Home

LOCATION

Bekesbourne is a small village to the south east of Canterbury. It lies 2 miles north of Bridge and just south of Littlebourne with both villages offering a selection of local amenities including primary schools, pubs and post office facilities. Bekesbourne railway station provides access via Canterbury East to London Victoria whilst the A2/M2 London bound is only 1.5 miles away.

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 Beany 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

LARGE 5 BEDROOM BUNGALOW IN VILLAGE LOCATION!

Miles and Barr are delighted to bring to the market this very spacious double fronted bungalow in the sought after location of Aerodrome Road, Bekesbourne. The current owners have been here nearly 30 years and it has made a fantastic family home for them to bring up their children. The local area is highly sought after, with fields all around, and yet only a 10 minute drive into the centre of Canterbury.

In its current layout the property comprises of an entrance porch, leading into the hallway which leads all the way through the middle of the home. On the right hand side is the large kitchen/diner, with plenty of cupboards for storage and space for appliances. Off of the kitchen is the conservatory which provides access to the garden. Back to the hall and on the left hand side at the front of the bungalow is the large lounge. This is a lovely and bright room with 3 large double aspect windows and a gas fireplace. As you then head further down the hallway it widens and there are lighting panels to fill the hall with natural light. It leads you to the bedrooms at the rear of the property. There are 4 double bedrooms, 2 of which have fitted wardrobes, and then 1 generous single bedroom. Finally there is the family bathroom at the very back of the property with 3 piece bath suite and shower attachment.

Externally there is a double driveway at the front with a small front garden. At the rear there is a raised patio area as you come out of the conservatory, head down 3 steps to a lower patio and lawn section and a vegetable patch. There is also side access leading to the front of the property.

Viewings are highly recommended to appreciate the space and potential on offer with this property. Contact Miles and Barr on 01227 200600 to arrange your appointment today.

DESCRIPTION

INTERNAL

Entrance Porch 5'9 x 5'5 (1.75m x 1.65m)

Hallway

Kitchen/Diner 19'10 x 11'11 (6.05m x 3.63m)

Conservatory 14'5 x 11'8 (4.39m x 3.56m)

Lounge 19'10 x 11'9 (6.05m x 3.58m)

Large Storage Cupboard

Bedroom One 14'4 x 11'11 (4.37m x 3.63m)

Bedroom Two 13'10 x 11'10 (4.22m x 3.61m)

Bedroom Three 11'8 x 9'11 (3.56m x 3.02m)

Bedroom Four 11'11 x 9' (3.63m x 2.74m)

Bedroom Five 8'10 x 8'8 (2.69m x 2.64m)

Bathroom 11'11 x 4'3 (3.63m x 1.30m)

EXTERNAL

Driveway

Front Garden

Side Garden

Large Shed

