

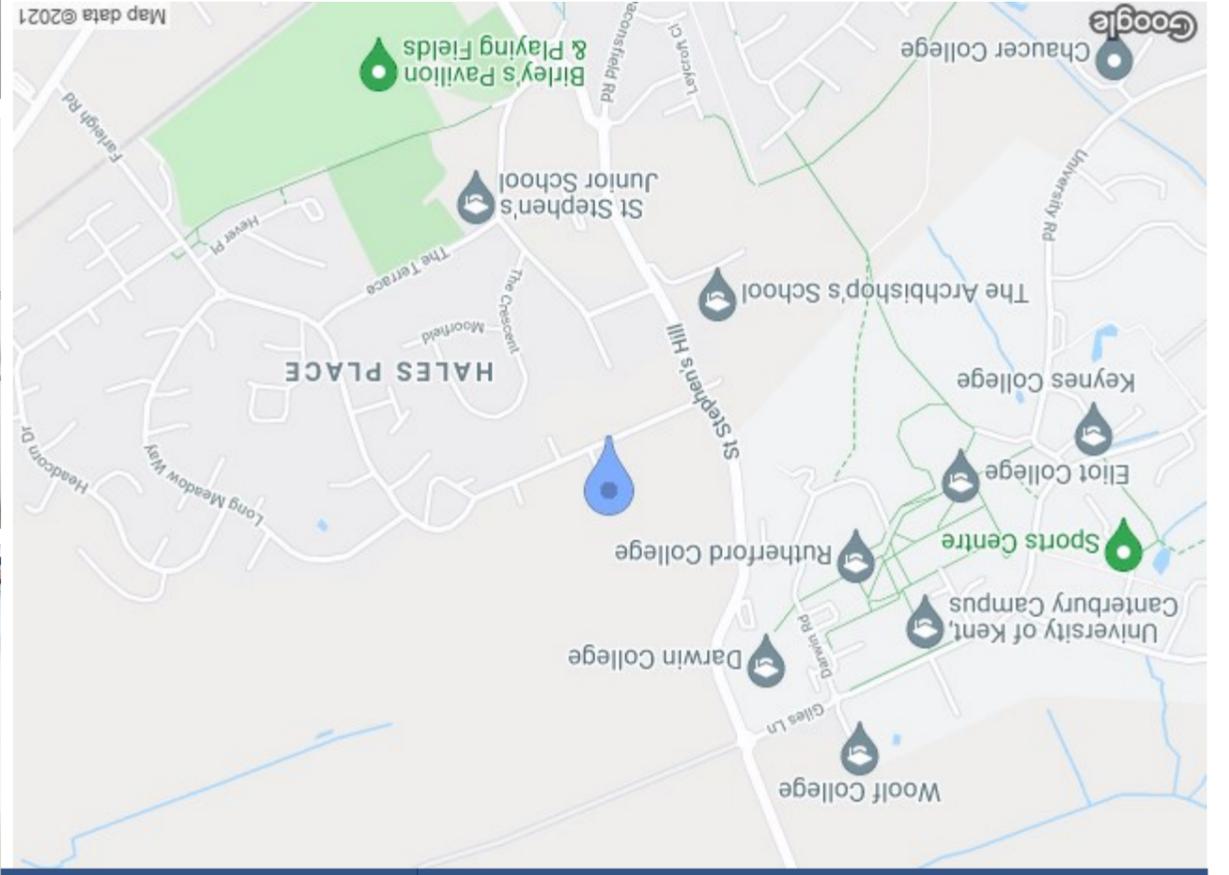
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
	B (81-121)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)



DOWNS ROAD CANTERBURY



**DOWNS ROAD
 CANTERBURY**

OFFERS OVER £500,000

- Spacious four bed semi-detached property on the outskirts of the highly sought after Tyler Hill
- Situated just minutes away from the bustling city of Canterbury
- Perfectly located to explore the city, the coast and the beautiful countryside
- Ample space for any growing family
- Beautifully presented throughout
- Stunning features throughout
- South facing garden
- Parking for one car

LOCATION

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

Miles and Barr are proud to introduce this stunning four bedroom property on the outskirts of Tyler Hill.

Nestled between the sought after areas of St Stephens and Tyler Hill, this beautifully presented family home is perfect for anyone wishing to reside in a rural setting, yet within minutes of the bustling city centre of Canterbury and the coast.

Boasting a host of original features throughout, this fantastic property offers space in abundance. With a spacious lounge, dining room, downstairs cloakroom and the additional benefit of an office and workshop to the ground floor, this unique property is perfect for anyone preferring to work from home.

Offering a bright and airy kitchen overlooking the south facing garden, this stunning property has all bases covered when it comes to size and location. Venture upstairs to the four large bedrooms, separate bathroom and shower room.

Situated on a bus route into Canterbury city centre, Canterbury West station offers high speed links is also just a short walk away for anyone having to commute to the capital.

With an array of schools on your doorstep including primary, secondary, grammar and private, this beautiful family home would suit any growing family.

DESCRIPTION

External

Lounge 15'00 x 11'11 (4.57m x 3.63m)

Office 13'03 x 11'01 (4.04m x 3.38m)

Downstairs Cloakroom 5'04 x 4'03 (1.63m x 1.30m)

Kitchen 15'06 x 7'11 (4.72m x 2.41m)

Dining Room 13'00 x 8'10 (3.96m x 2.69m)

Workshop 20'09 x 9'05 (6.32m x 2.87m)

Bedroom One 20'02 x 9'05 (6.15m x 2.87m)

Bedroom Two 13'01 x 8'10 (3.99m x 2.69m)

Shower Room 6'05 x 2'06 (1.96m x 0.76m)

Bathroom 6'07 x 5'11 (2.01m x 1.80m)

Bedroom Three 13'07 x 10'04 (4.14m x 3.15m)

Bedroom Four 13'07 x 10'04 (4.14m x 3.15m)

External

Rear Garden

