

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:



Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (45-54)
	F (31-44)
Not energy efficient - higher running costs	G (1-30)

71

83

Protected propertymark

Protected arla

Relocation PLANNING MEMBER 2020/2021

The Property Ombudsman

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

01227 200600

e. canterbury@milesandbarr.co.uk

miles & barr

...valuing people, not just property

Maple Close, Canterbury

Map data @2022

MAPLE CLOSE
CANTERBURY

ASKING PRICE £485,000

miles & barr

- Extended Three Bedroom Home
- Very Well Presented
- Parking
- Double Garage
- Beautiful Outlook
- Popular Location

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 this extended three bedroom family home in Maple Close, Rough Common.

Located at the end of a quiet cul de sac in an ever popular village just outside of Canterbury this spacious and incredibly well presented home has so much to offer.

The accommodation in brief comprises - entrance hallway, sitting room with feature fireplace, dining room, WC, modern kitchen/breakfast room with breakfast bar, bifold doors lead to the rear patio. Upstairs - three double bedrooms, the master bedroom being en suite and the family bathroom.

The rear garden past the patio seating area is laid to lawn, beyond this the views are to meadows and woodland, a truly beautiful outlook. Off street parking is available to the front on the bloc paved driveway and further parking or storage is available in the double garage.

Please check out the virtual tour and then call Miles and Barr to arrange your viewing.

DESCRIPTION

Entrance

Lounge 15'03x10'02 (4.65mx3.10m)

Dining Room 10' 10" x 8' 10' (3.05m 3.05m' x 2.44m 3.05m)

WC

Kitchen 16'09 x 10'0 (5.11m x 3.05m)

Bedroom One 17'0 x 9'11 (5.18m x 3.02m)

En-Suite 8'08 x 4'06 (2.64m x 1.37m)

Bedroom Two 13'03 x 9'03 (4.04m x 2.82m)

Bedroom Three 11'10 x 10'09 (3.61m x 3.28m)

Bathroom 8'08 x 7'09 (2.64m x 2.36m)

External

Rear Garden

Off Street Parking

Double Garage

