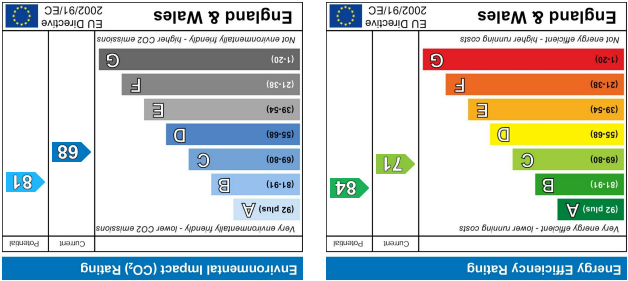
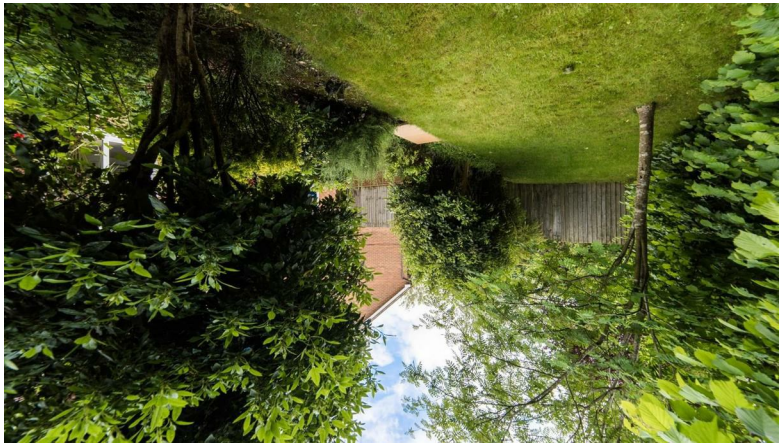


in accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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-](http://www.milesandbarr.co.uk/referral-fee-disclosure)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



26 BEECH AVENUE  
CHARTHAM  
\*\*NO CHAIN\*\*

OFFERS IN EXCESS OF £385,000



- Four Bedroom Detached Family Home
- Offered with No Chain
- Garage Parking
- Quiet Cul-De-Sac Location with only Five Properties
- Desirable St Augustine's Estate in Chartham
- Worcester Bosch Combi-Boiler under Warranty
- Short walk to Chartham Train Station and Chartham Primary School
- En-Suite to Master, Downstairs WC, Utility Room and Access to Garage
- Lovely walks and cycle routes across the North Downs and along River Stour

## ABOUT

**\*\*NO CHAIN\*\***

Miles and Barr are delighted to offer to the market this four bedroom detached home with garage parking in the highly desirable St Augustine's estate in Chartham. Situated within a quiet cul-de-sac with only four other properties, this exclusive home offers security and privacy all within a short drive to the city of Canterbury. Entering through the hallway, you will find the neutrally decorated living room benefiting from a modern feature fireplace with built-in gas fire. The dining room has space for a family sized table and offers access to the garden via sliding doors. The kitchen features high quality Amtico flooring which was installed in 2015 and remains under warranty for a further 22 years. The kitchen features an integrated Whirlpool eye level double electric oven, separate gas hob with extractor hood, space for under counter fridge and freezer, plumbing for dishwasher and stainless steel sink overlooking the garden. The utility room provides access to the garden and garage. The property also benefits from a downstairs WC with basin. Upstairs you will find two double bedrooms, both with built-in wardrobes, and an en-suite to the master bedroom featuring built-in shower cubicle, WC and basin. There are a further two single bedrooms and the main bathroom featuring a bath with shower attachment, WC and basin. The property benefits from a 5 year old Worcester Bosch combi-boiler which is still under warranty and radiators that are only 5 years old. There is also double glazing throughout, TV points in every bedroom and fibre-optic broadband, along with two separate phone lines. The rear garden is laid to lawn with plants, trees and mature shrubs providing a great deal of privacy from neighbouring properties. The patio area is accessed via the dining area or utility room and is great for those summer months. Side access leads to the front of the property where you can park several cars and gain access to the garage via the up and over door.

## LOCATION

Chartham is a quiet residential location, conveniently situated close to a number of local shops and village pubs within the village. Chartham railway station is nearby, and is one stop from Canterbury West station. The motorist will find easy access to the A28 for routes through Canterbury or towards Ashford.

Beech Avenue is served by an hourly bus service to Canterbury and Ashford. Additionally, St Augustines estate contains a convenience store with post office, a beauty salon with hairdressers, three well-equipped childrens playgrounds and two large sports pitches, all within easy walking distance of the property. The wider village contains two further convenience stores, a recreation field and two pubs: The Local, which is 0.5 miles away and The Artichoke which is 0.8 miles away.

### LOCAL AREA

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.

### 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 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).

## DESCRIPTION

### GROUND FLOOR

Kitchen 11'11" x 10'4" (3.63m x 3.15m)

Living Room 16'2" x 10'3" (4.93m x 3.12m)

Dining Room 9'9" x 9'5" (2.97m x 2.87m)

Utility Room

### FIRST FLOOR

Bedroom 12'0" x 10'2" (3.66m x 3.10m)

En-Suite

Bedroom 10'2" x 8'1" (3.10m x 2.46m)

Bedroom 8'11" x 7'11" (2.72m x 2.41m)

Bedroom 7'9" x 8'6" (2.36m x 2.59m)

Bathroom

### OUTSIDE

Front Garden

Garage

Rear Garden

