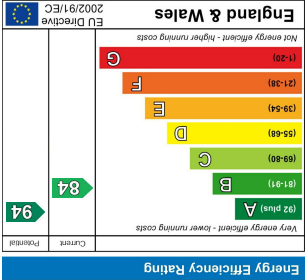
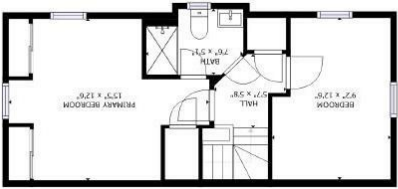
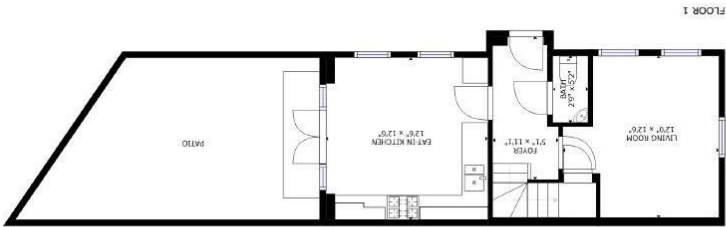


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Matterport

GROSS INTERNAL AREA
FLOOR 1: 396 sq. ft. FLOOR 2: 382 sq. ft.
FLOOR 3: 370 sq. ft. EXCLUDED AREAS:
PARTO: 242 sq. ft.
TOTAL: 1139 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MILLYARD ROAD CANTERBURY



MILLYARD ROAD
CANTERBURY

£375,000

- Council Tax Band - C
- Four Bedrooms
- Semi Detached Townhouse
- Allocated Parking
- En-Suite
- Popular Village Location
- Viewing Recommended

LOCATION

Aylesham is a thriving village, with a central Co-Op, own butchers, a primary school and newly built medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

SURROUNDING AREAS

The property is situated within 6 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 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.

COMMUNICATIONS

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also 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 Four bedroom semi detached townhouse, situated in the popular village of Aylesham. Only recently built and still within NHBC warranty, the property is beautifully presented throughout and ideal for any family to move straight into.

The Ground floor accommodation comprises of a W/C, a lounge perfect for entertaining and a separate kitchen. To the first floor you will find two double bedrooms and the main family bathroom. Finally, on the second floor there is an additional two double bedrooms, with one En-Suite. The Garden has been laid to Indian Sandstone Paving and part artificial grass. Towards the front of the property, you will find a drive for two car spaces.

Please call Miles and Barr to arrange your viewings...

DESCRIPTION

Ground Floor

Entrance

Kitchen 12'6 x 12'6 (3.81m x 3.81m)

Lounge 12'6 x 12'0 (3.81m x 3.66m)

First Floor

Bedroom One 15'5 x 12'6 (4.70m x 3.81m)

En Suite 7'6 x 5'1 (2.29m x 1.55m)

Bedroom Two 12'7 x 12'4 (3.84m x 3.76m)

Bedroom Three 12'7 x 11'1 (3.84m x 3.38m)

Bedroom Four 12'6 x 9'2 (3.81m x 2.79m)

External

Rear Garden

