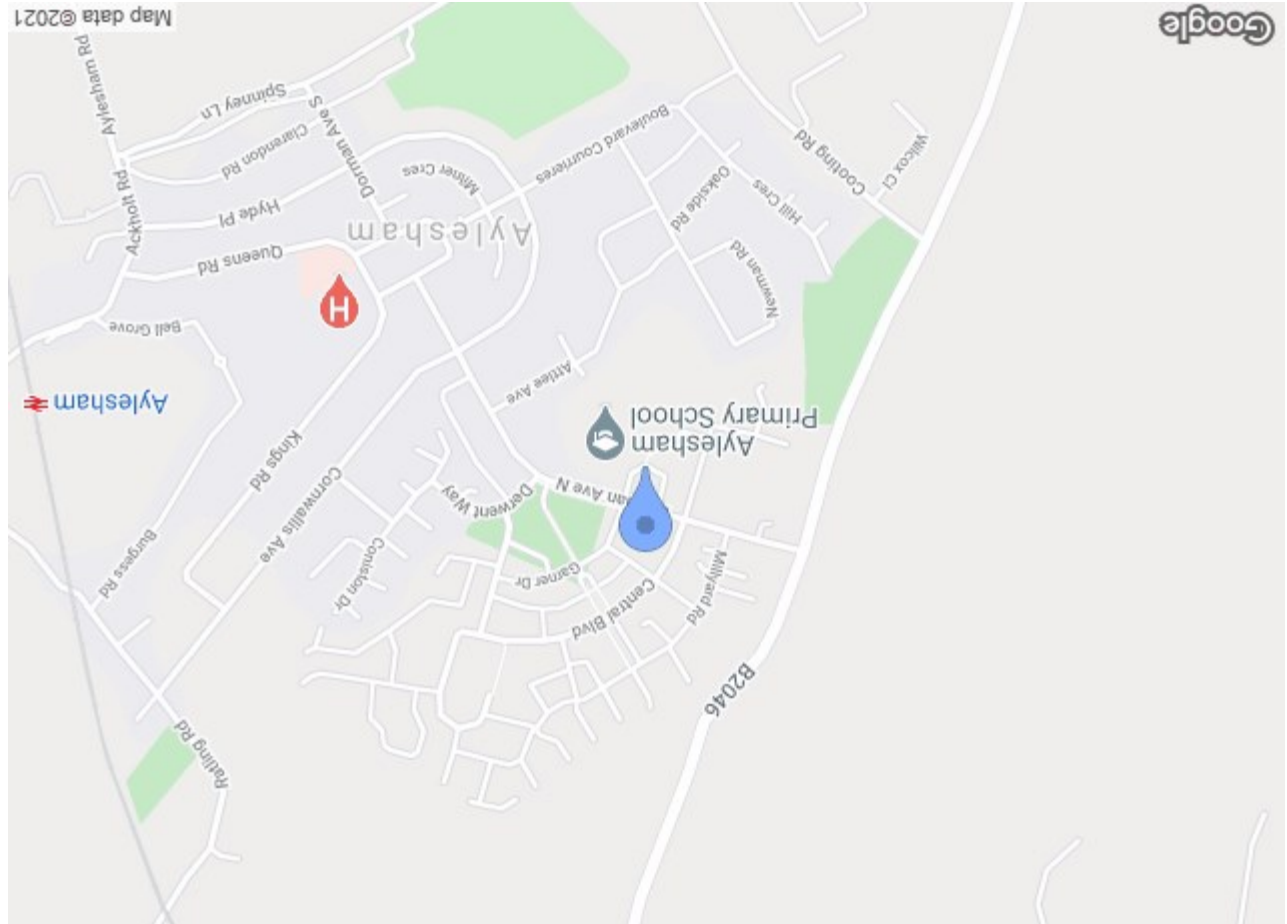
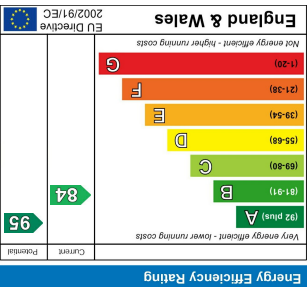


www.milesandbarr.co.uk/referral-fee-disclosure

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:



7 PIT HEAD DRIVE
CANTERBURY



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
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miles & barr
YOUR PROPERTY AGENT



7 PIT HEAD DRIVE
CANTERBURY

£295,000

- Three Bedroom Home
- Double Fronted
- South Facing Garden
- Popular Village Location
- Two Allocated Parking Spaces
- Immaculately Presented Throughout
- Short Drive To Canterbury
- 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

ABOUT

****IDEAL FAMILY HOME****

Miles and Barr are delighted to offer to the market this beautiful double fronted three bedroom home, situated in the quite and peaceful Pit Head Drive. Located just a short drive from Canterbury, the popular village of Aylesham is surrounded by shops, schools and lovely walks. The property is only a few years old and is immaculately presented, making this ready to move into. The ground floor accommodation comprises Entrance, Lounge, Kitchen/ Dining Room, WC. To the first floor you will find three sizeable bedrooms, the family bathroom and an En Suite to the master bedroom. Outside consists of a low maintenance south facing garden, which is not over looked. Additionally there are two allocated parking spaces that are parallel from each other. Other benefits include the new google nest system, making a very secure and easy to run home. This property would be the perfect buy, so please do not miss out and contact Miles and Barr as to arrange all viewings.

DESCRIPTION

- Ground Floor
- Entrance
- Lounge 10'04 x 16'03 (3.15m x 4.95m)
- WC 3'06 x 5'01 (1.07m x 1.55m)
- Kitchen 7'03 x 13'02 (2.21m x 4.01m)
- Dining Area 10'03 x 8'09 (3.12m x 2.67m)
- First Floor
- Bedroom One 12'09 x 13'11 (3.89m x 4.24m)
- En Suite 4'08 x 7'03 (1.42m x 2.21m)
- Bedroom Two 10'04 x 8'09 (3.15m x 2.67m)
- Bedroom Three 6'10 x 7'04 (2.08m x 2.24m)
- Bathroom 6'03 x 6'03 (1.91m x 1.91m)
- External
- Rear Garden
- Off Street Parking

