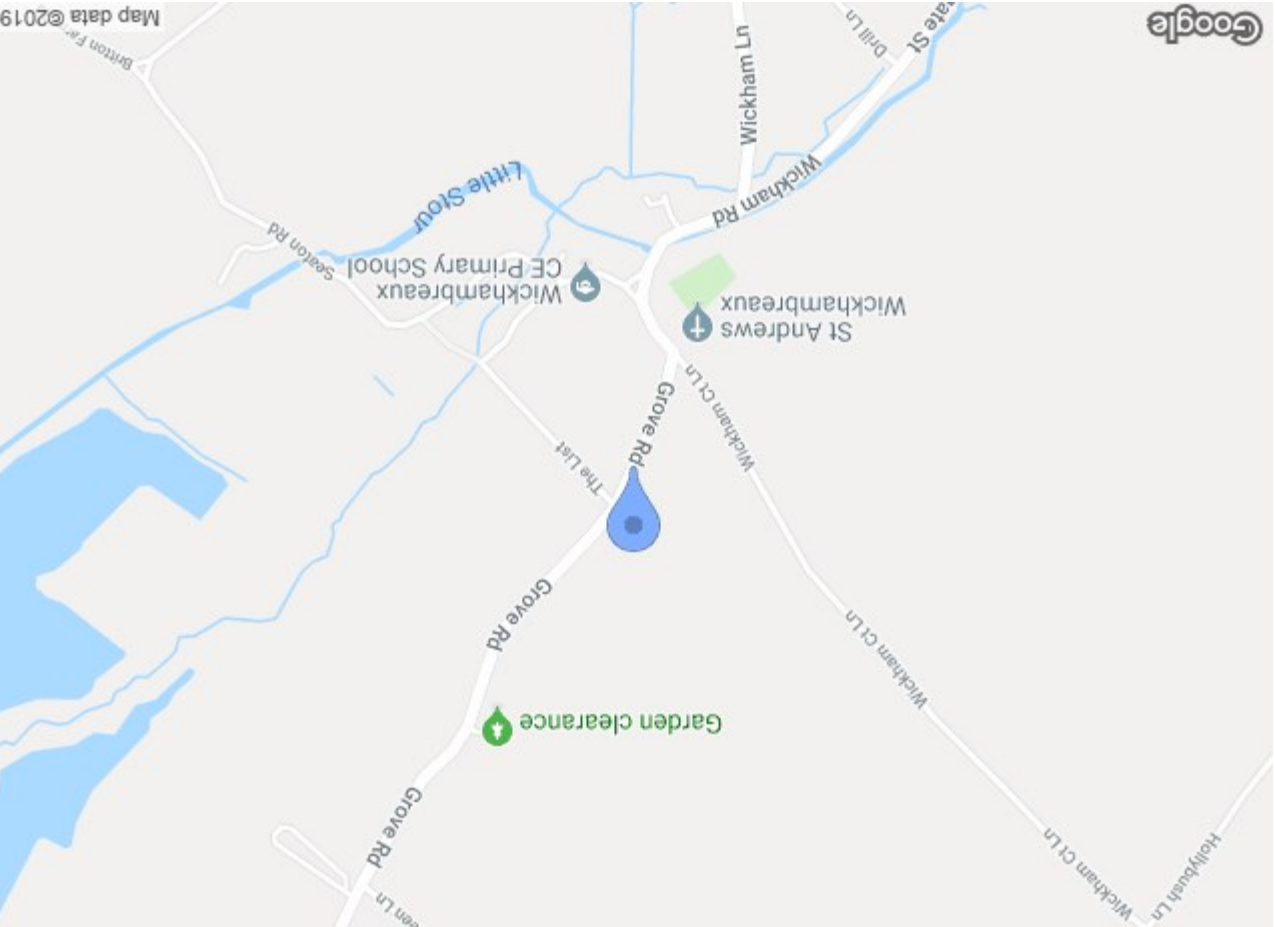
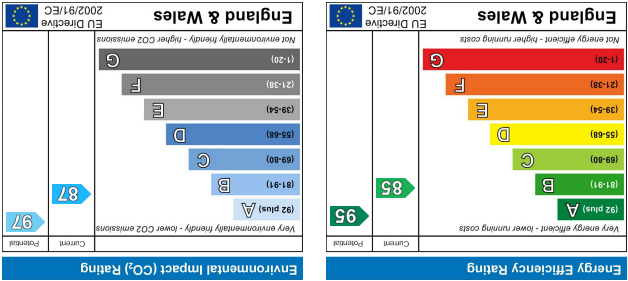


www.milesandbarr.co.uk/referral-fee-disclosure

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 only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: 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:



5 RUSSET ROW GROVE ROAD
PRESTON

OFFERS IN EXCESS OF £365,000

- Three Bedroom Semi-Detached Home
- Garage and Driveway for Three Cars
- Built in 2017
- Presented to a High Standard
- Kitchen/Breakfast/Family Room
- Jack and Jill En-Suite to Master Bedroom
- Rear Garden
- Popular Village Location
- Viewing Recommended

ABOUT

Garage & Driveway | Well Presented | En-Suite to Master |

Miles and Barr are delighted to offer to the market this three bedroom semi-detached home set within the Preston Grange development. Built in 2017, this immaculately presented property is sure to make a great family home. The ground floor accommodation comprises the lounge, kitchen/breakfast/family room, cloakroom/WC and utility room. Upstairs you will find three good sized bedrooms with the master benefiting from a jack & jill en-suite, along with the main bathroom. Outside the property offers a garage, driveway parking for three cars and a rear garden. The property is close to a regular bus route and within easy access to local amenities. Please contact Miles and Barr to arrange your viewing today.

LOCATION

LOCAL AREA
Preston is a quiet village, conveniently situated close to a number of local shops and village pubs. 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.

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).

DESCRIPTION

GROUND FLOOR

Lounge 16'7" x 10'9" (5.05m x 3.28m)

Kitchen/Family/Breakfast Room 19'11" x 12'0" (6.07m x 3.66m)

Cloakroom/WC

Utility Room

FIRST FLOOR

Bedroom One 19'11" x 9'9" (6.07m x 2.97m)

Jack and Jill En-Suite

Bedroom Two 12'9" x 8'6" (3.89m x 2.59m)

Bedroom Three 11'1" x 7'10" (3.38m x 2.39m)

Bathroom

OUTSIDE

Garage

Driveway Parking for Three Cars

Rear Garden

