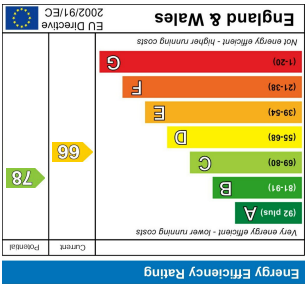
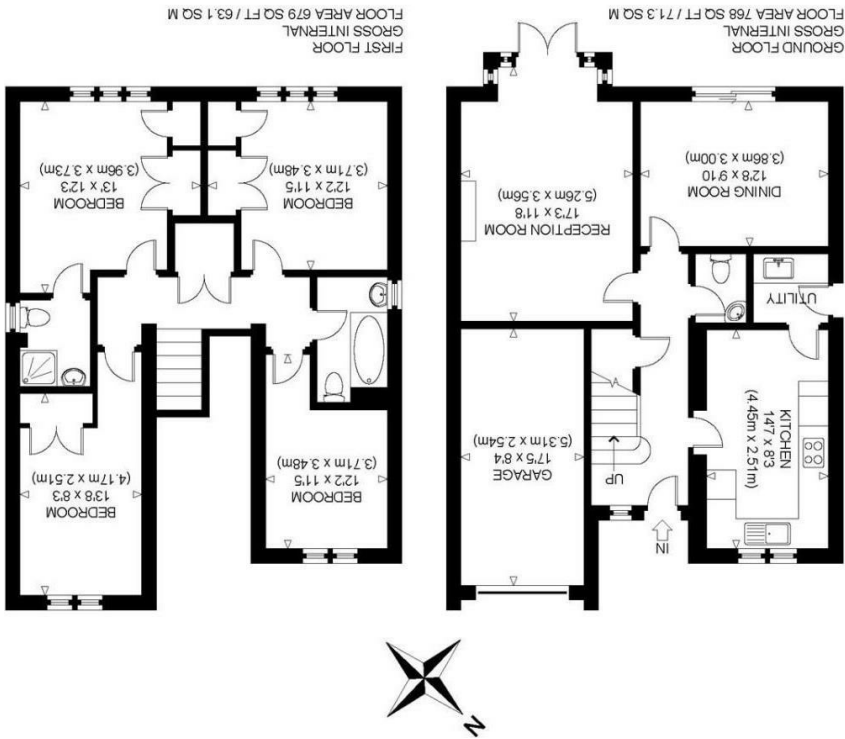


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1447 SQ FT / 134.4 SQ M
(INCLUDING GARAGE)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.



8 WATER MEADOWS CANTERBURY



8 WATER MEADOWS CANTERBURY

£450,000

- Four Bedrooms
- Kitchen/Breakfast Room
- Two Receptions
- En Suite Shower Room
- Private Rear Garden
- Off Street Parking and Garage

LOCATION

"LOCAL AREA

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

HANDSOME DETACHED HOME IN PICTURESQUE VILLAGE LOCATION!

Miles and Barr are delighted to present to the market this Four Bedroom Detached House set in the popular cul-de-sac location of Water Meadows in Fordwich. Having been built in 1996, this home forms part of a small development of detached houses and offers a generous plot that would be ideal for a family.

In its current layout, this home consists of a kitchen/breakfast room, utility room, living room separate dining room and a downstairs WC. On the first floor there are four bedrooms, an en-suite shower room and a family bathroom.

Externally, there is a private garden that is mostly laid to lawn at the rear, with off street parking and a garage to the front of the property.

This property has been well looked after by the current owners

DESCRIPTION

Entrance

Kitchen 14'02 x 8'04 (4.32m x 2.54m)

Utility Room

WC

Dining Room 12'07 x 9'09 (3.84m x 2.97m)

Lounge 17'11 x 11'07 (5.46m x 3.53m)

First Floor

Bedroom One 13'0 x 10'0 (3.96m x 3.05m)

En Suite

Bedroom Two 11'04 x 9'10 (3.45m x 3.00m)

Bathroom 8'05 x 4'09 (2.57m x 1.45m)

Bedroom Three 9'04 x 8'02 (2.84m x 2.49m)

Bedroom Four 11'08 x 8'02 (3.56m x 2.49m)

