



**THE AVENUE**  
**CANTERBURY**

**£375,000**



- Council Tax Band: D
- Well Presented Throughout
- Garage And Driveway
- Rear Garden
- Detached House
- Ideal Family Home
- Popular Village Location
- Short Drive To Canterbury

## ABOUT

Miles and Barr are delighted to offer to the market this lovely four bedroom detached home, situated in the popular village location of Hersden. The village itself is quiet and family friendly and has great access to Canterbury and Thanet with regular bus routes and Sturry Railway Station is only 1.8 miles away.

In its current layout, the property comprises entrance hall, WC/ cloakroom, kitchen, spacious lounge/ dining room and the garage! To the first floor you will find the family bathroom and four bedrooms. The rear garden is mainly laid to lawn and wraps around the home. The property is well presented throughout and ready to move into. This would make the prefect family home so do not miss out!

Being sold with no onward chain, please call Miles and Barr to arrange all viewings.

## LOCATION

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.

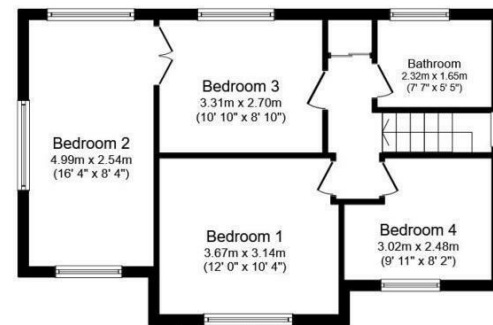
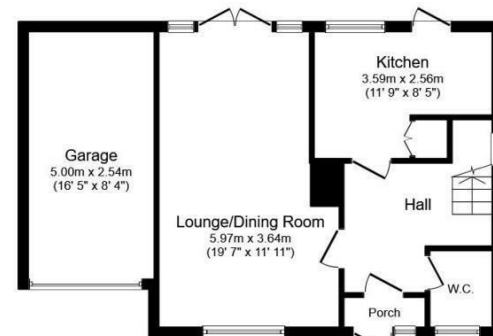
### SPORTING AND CULTURAL AMENITIES

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 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

## THE AVENUE CANTERBURY



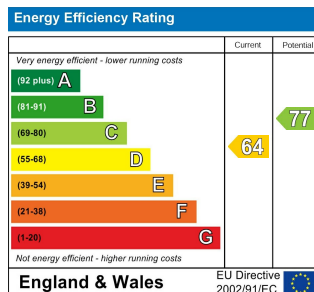
Total floor area 104.0 sq. m. (1,119 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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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](http://www.milesandbarr.co.uk/referral-fee-disclosure)