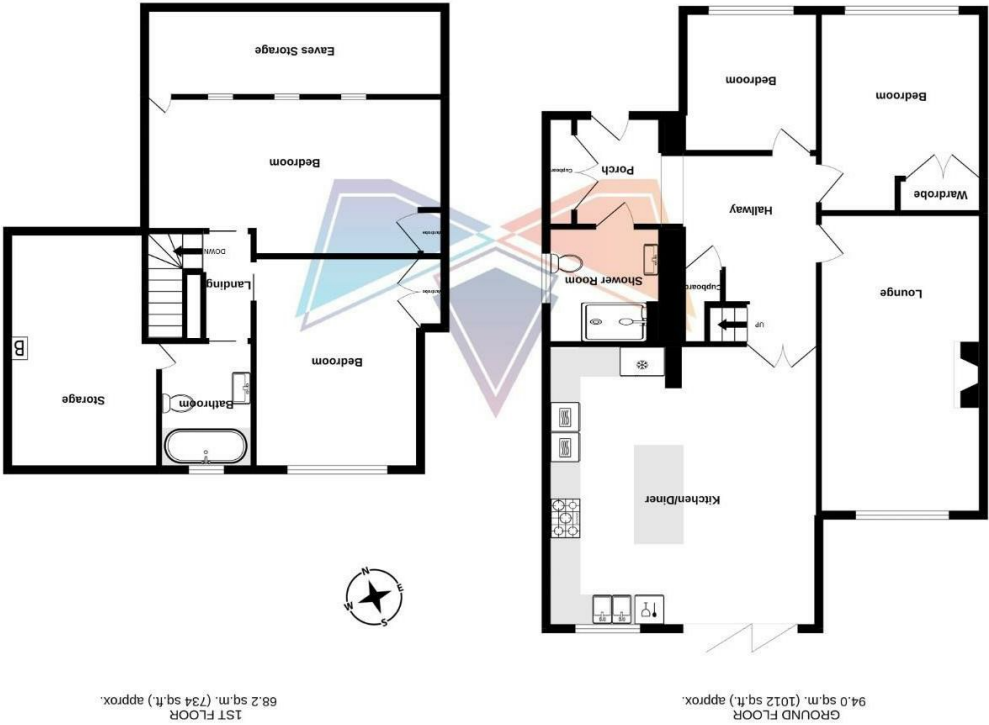


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Potential
77	84
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (93 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (43-54)	
F (21-42)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency should be given.



HOADES WOOD ROAD CANTERBURY



HOADES WOOD ROAD
CANTERBURY

OFFERS OVER £450,000

- Semi Detached
- Four Bedrooms
- Refurbished to a High Standard
- Short Walk to Train Station and Shops
- Rear Garden
- Popular Village Location
- Council Tax Band – C
- Beautifully Presented

LOCATION

The village of Sturry is located to the east of the cathedral city of Canterbury and has excellent road and rail links directly into the city centre itself. Sturry railway station is one stop from Canterbury West station which offers the High Speed Service to London St Pancras in less than an hour. There are local schools and amenities on hand and there is a real sense of community throughout the village.

SURROUNDING AREAS

The property is situated within 4 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

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

Miles & Barr are delighted to be offering this lovely four bedroom chalet bungalow located in the village of Sturry and within walking distance of bus stops and Sturry train station.

To the ground floor you will find a spacious entrance hallway, Two Double bedrooms, Shower room, a beautifully presented lounge Stunning kitchen/Diner with access to the garden.

To the first floor are two well-proportioned bedrooms, family bathroom off the bathroom is a large storage room. To the outside of the property there is a front drive that has parking for 5 cars. The rear garden has well maintained lawned area with beautiful paving patio, shed and pergola.

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DESCRIPTION

Ground Floor

Kitchen 18 x 18 (5.49m x 5.49m)

Lounge 19'11 x 10'09 x (6.07m x 3.28m x)

Bedroom One 13'04 x 10'08 (4.06m x 3.25m)

Bedroom Two 9'05 x 9 (2.87m x 2.74m)

Shower Room 7'08 x 7'07 (2.34m x 2.31m)

First Floor

Bedroom Three 20'05 x 11 (6.22m x 3.35m)

Bedroom Four 14 x 11 (4.27m x 3.35m)

Bathroom 8'06 x 6'03 (2.59m x 1.91m)

Dressing Room 12' x 7'07 (3.66m x 2.31m)

External

Off Street Parking

Rear Garden

Shed

