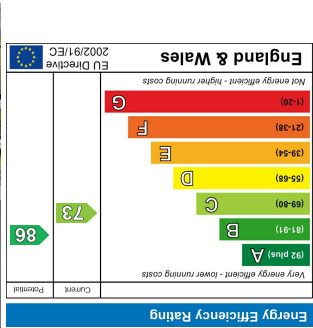


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



14 OAKLANDS WAY
CANTERBURY



14 OAKLANDS WAY
CANTERBURY

£350,000



- Three Bedroom Semi
- Spacious
- Very Well Presented
- Garage
- Off Street Parking
- Popular Village Location

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 and Barr are delighted to offer this three bedroom semi detached home on Oaklands way, Sturry.

A quiet and popular cul-de-sac in a pleasant village with amenities and a short drive to the city of Canterbury.

This home is incredibly well kept by the current owner, neutral and bright throughout with a pleasant garden featuring the most beautiful mature Wisteria.

The accommodation in brief consists of - entrance hall, open plan lounge, large modern kitchen diner. First floor, two double bedrooms and a single bedroom, well presented family bathroom. To the rear the garden is private and sunny. To the front there is ample off street parking and a garage with electric up and over door.

A great first or second time buy or downsize please check out the virtual tour to appreciate all on offer and then call Miles & Barr on 01227 200600 to arrange your viewing.

DESCRIPTION

- Entrance
- Lounge 27'03 x 11'11 (8.31m x 3.63m)
- Kitchen/Diner 28'02 x 7'11 (8.59m x 2.41m)
- Bedroom 13'09 x 13'07 (4.19m x 4.14m)
- Bedroom 13'04 x 9'11 (4.06m x 3.02m)
- Bedroom 10'07 x 7'0 (3.23m x 2.13m)
- Bathroom 9'07 x 6'08 (2.92m x 2.03m)
- External
- Rear Garden
- Garage 21'08 x 8'05 (6.60m x 2.57m)
- Off Street Parking

