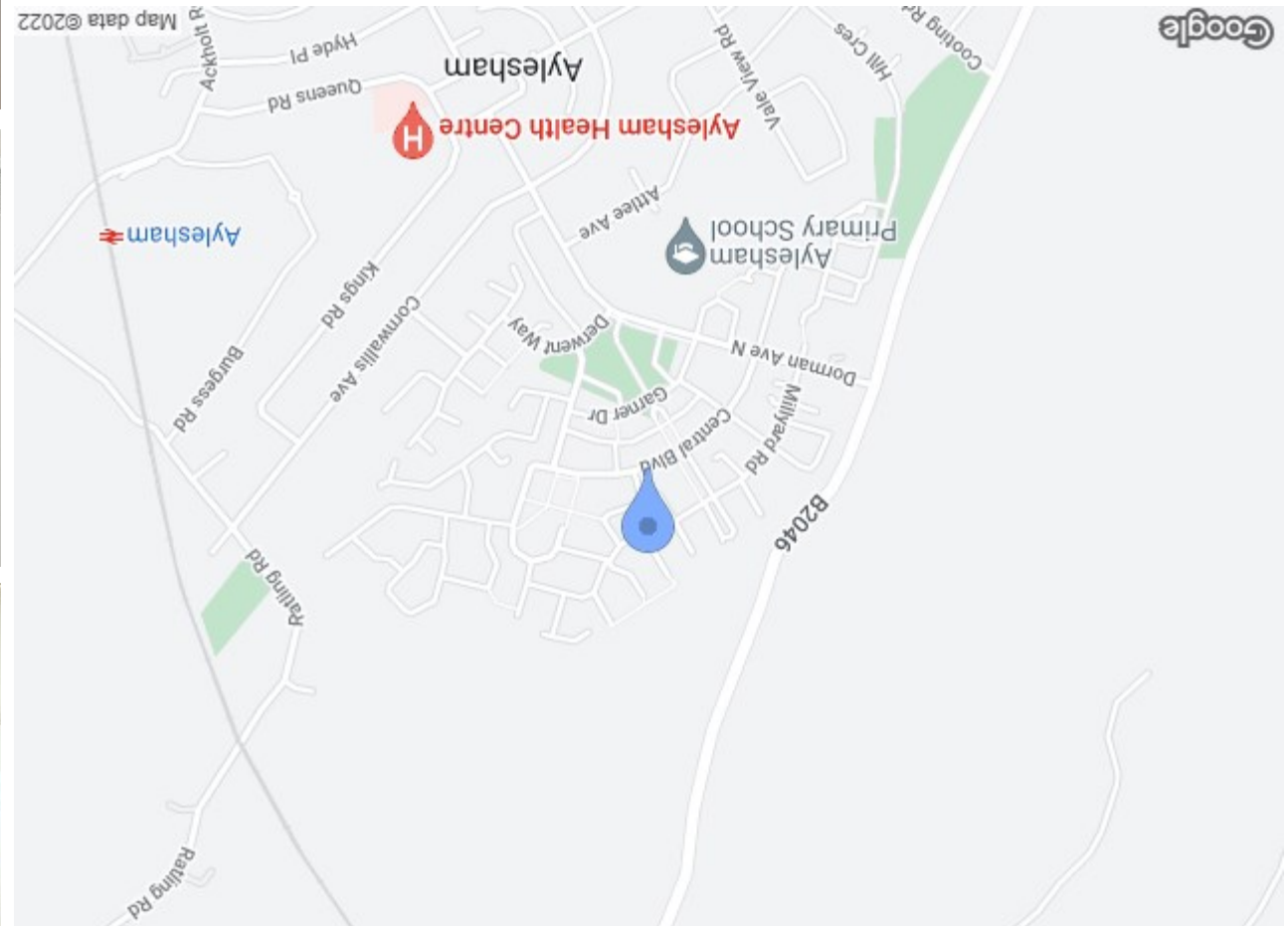
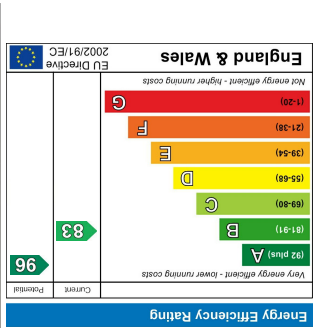


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



CENTRAL BOULEVARD CANTERBURY



CENTRAL BOULEVARD  
CANTERBURY

GUIDE PRICE £300,000 - £315,000



- Three Bedrooms
- Semi Detached
- Parking For 2 Cars
- Ready to Move Straight In
- Ensuite To Master
- Local Amenities
- Viewing Recommended

LOCATION

Aylesham is a thriving village, with a central Co-Op, own butchers, a primary school and newly built medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

SURROUNDING AREAS

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.

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 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.

COMMUNICATIONS

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also 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

\*\*\* GUIDE PRICE £300,000 - £315,000 \*\*\*

Miles and Barr are delighted to offer to the market this three bedroom semi detached home in the heart of Aylesham. Just a short walk from all local amenities such as primary schools, shops and transport links, the property is also just a short drive from Canterbury. The ground floor accommodation comprises entrance hall, WC, Lounge and Kitchen/ Diner with French doors leading out to the garden. To the first floor you will find the family bathroom, three spacious bedrooms with the master benefitting from an en suite. The rear garden is mostly laid to lawn and backs onto the car port and one additional space in front of this. Other benefits include double glazing and no onward chain with the sale. The property is only a few years old and ready to move into, so please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

- Entrance
- Lounge 18'05 x 11'09 (5.61m x 3.58m)
- WC
- Kitchen 15'00 x 10'08 (4.57m x 3.25m)
- First Floor
- Bedroom One 13'09 x 8'06 (4.19m x 2.59m)
- En Suite 8'03 x 4'05 (2.51m x 1.35m)
- Bedroom Two 10'08 x 8'05 (3.25m x 2.57m)
- Bedroom Three 8'09 x 6'03 (2.67m x 1.91m)
- Bathroom 6'03 x 5'08 (1.91m x 1.73m)
- External
- Rear Garden

