



Grays Way, Canterbury


MILES & BARR
EXCLUSIVE



Longview
28 Grays Way
Canterbury
Kent
CT1 3XY



Description

Ground Floor

- Entrance Hall
- Bedroom
11'1 x 10'1
(3.38m x 3.07m)
With built-in wardrobe
- En-suite Bath and Shower Room
- Bedroom
11'1 x 10'2
(3.38m x 3.10m)
Plus built-in cupboard
- En-suite Shower Room
- Bedroom
11'1 x 10'4
(3.38m x 3.15m)
Plus built-in cupboard
- En-suite Shower Room
- Utility and Study Area
10'7 x 8'3
3.23m x 2.51m

First Floor

- Open Plan Lounge/Kitchen/Diner
30'0 x 15'1
(9.14m x 4.60m)
- WC

External

- Rear Garden
Two patio areas
- Roof Terrace
29'11 x 11'2
(9.12m x 3.40m)

Property

Entered via electric gates is Longview, a delightful modern contemporary home built to a high specification and offering a wealth of desirable features. The property provides well proportioned living accommodation and is made for entertaining with the open plan kitchen, dining and living room found on the first floor with bi-folding doors leading out to the large terrace enjoying far reaching views.

To the ground floor there are three bedrooms, two of which have en-suite shower rooms with the master enjoying a luxury en-suite bathroom with free standing stone bath. There is also a useful utility/study area.

Outside there are two patio areas off of two of the bedrooms and off street parking to the front for two cars.

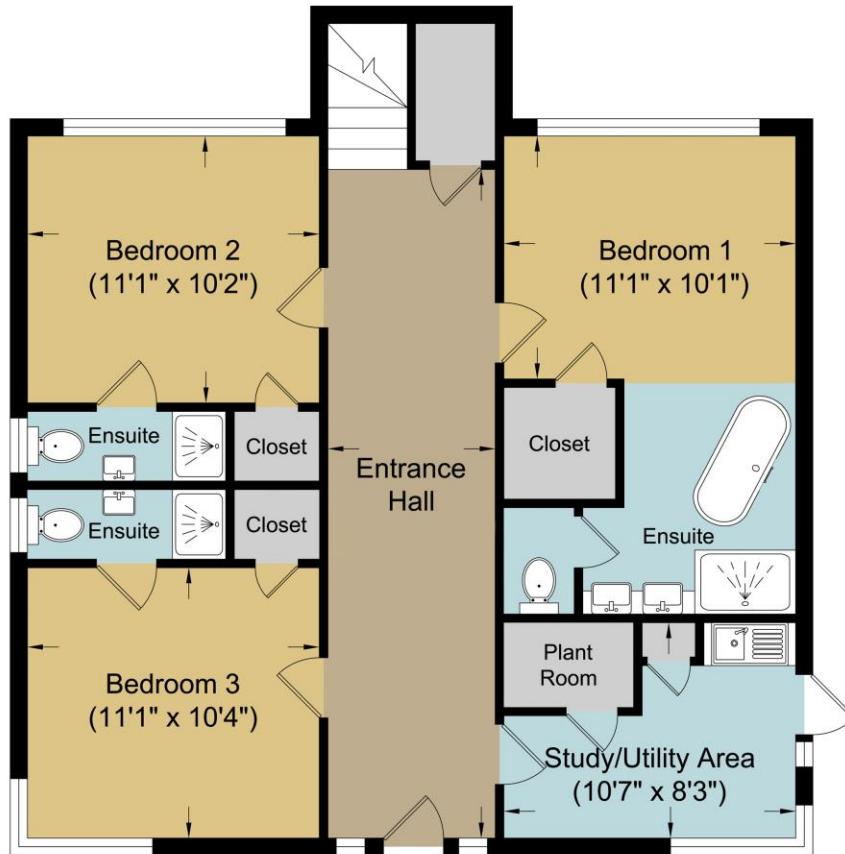
Canterbury city centre is within easy access where you will find a wide variety of shops, bars, cafes and restaurants as well as a number of highly regarded schools.



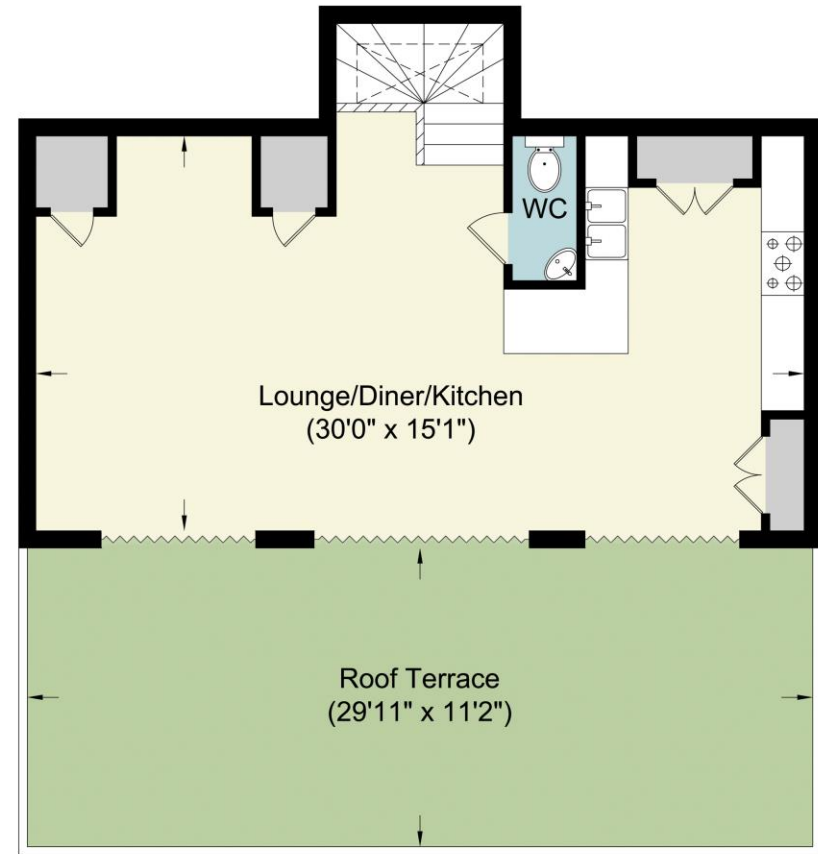
Features

- Underfloor heating
- Custom made oak staircase
- Alarm and CCTV system
- Air conditioning with cooling and heating in main living area and master suite
- NHBC Warranty
- Luxury Kitchen with two single ovens, microwave, coffee machine, plate warmer, dishwasher, washing machine, wine cooler and instant boiling water tap
- Utility area has plumbing for a washing machine and tumble dryer and space for a study area





Ground Floor
Approximate Floor Area
815.47 sq. ft.
(75.76 sq. m)



First Floor
Approximate Floor Area
470.59 sq. ft.
(43.72 sq. m)

TOTAL APPROX FLOOR AREA 1286.07 SQ. FT. (AREA 119.48 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.



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Important Notice:

In accordance with the Property Misdescriptions Act (1991) 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.