



23 Cherry Drive, Canterbury, CT2 8HF
£465,000



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Discover this delightful three-bedroom semi-detached home on Cherry Drive, on the outskirts of Canterbury. Believed to have been built in the 1930s, this property beautifully combines period features with modern living, making it the perfect family home. The ground floor boasts a warm and inviting living room, complete with a feature fireplace and a charming bay window that floods the space with natural light. Onto the spacious kitchen dining room, the heart of the home. It offers ample space for a dining table and plenty of storage, making it an ideal setting for family gatherings and entertaining guests. French doors lead directly onto the garden terrace, seamlessly blending indoor and outdoor living.

Moving to the first floor, you'll find two generously sized double bedrooms and a comfortable single bedroom, ideal for a child's room, home office, or guest space. For added convenience, the first floor includes a bathroom and a separate WC, ensuring privacy and ease during busy mornings.

The property provides parking for two vehicles at the front. Additionally, there is rear shared access leading to a garage at the end of the garden, offering extra storage or parking space. The garden is a true highlight, featuring a lovely seating area perfect for soaking up the sun, surrounded by various shrubs that frame the space beautifully. It's an ideal spot for outdoor relaxation and summer barbecues.

This home retains some original 1930s charm with high ceilings, decorative moldings, and the characteristic bay window, all adding to its unique appeal. Cherry Drive offers a tranquil residential setting while being conveniently close to Canterbury's historic city centre. Enjoy the benefits of peaceful living with easy access to local amenities, shops, schools, and cultural landmarks. Excellent transport links provide swift access to Canterbury and beyond, making this property ideal for commuters and families seeking both convenience and a quiet retreat.

Description

Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Situation

Canterbury, a historic city in Kent, is renowned for its stunning architecture, rich heritage, and vibrant cultural scene. As one of the UK's most visited cities, Canterbury offers a unique blend of ancient history and modern amenities, making it an attractive location for residents, businesses, and tourists alike.

Travel and Connectivity

Canterbury's excellent travel connections make it an ideal location for commuters and travelers.

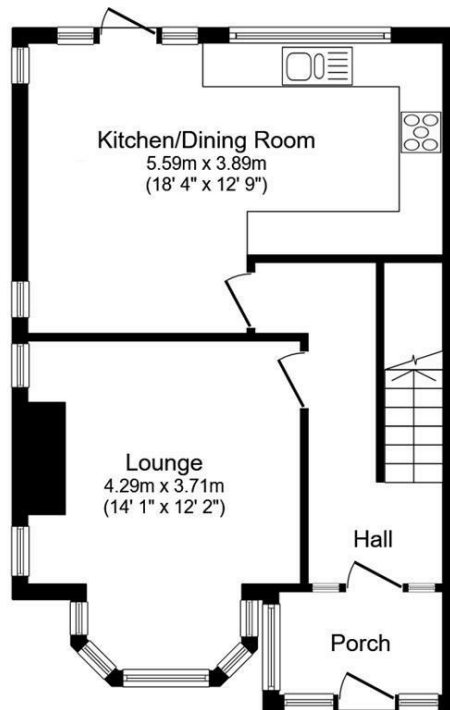
Road: The city is well-connected by road, with the A2 and A28 providing easy access to London and the south coast.

Rail: Canterbury has two main railway stations, Canterbury West and Canterbury East, offering frequent services to London (with journey times of around an hour), the Kent coast, and beyond.

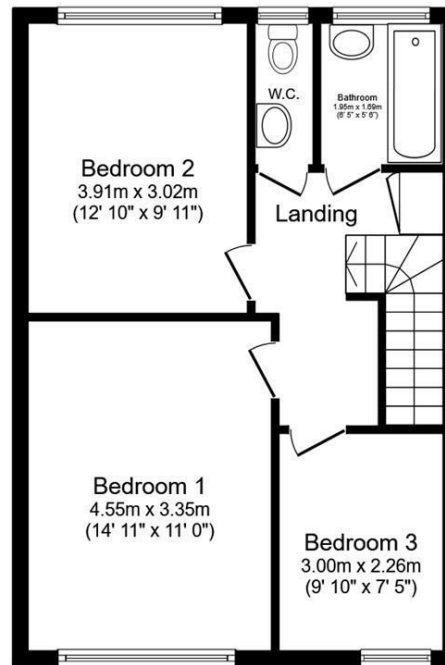
Bus: Comprehensive bus services connect Canterbury to surrounding towns and villages, ensuring convenient local travel.

International Travel: London's major airports, including Gatwick and Heathrow, are easily accessible via road and rail, providing international travel options.





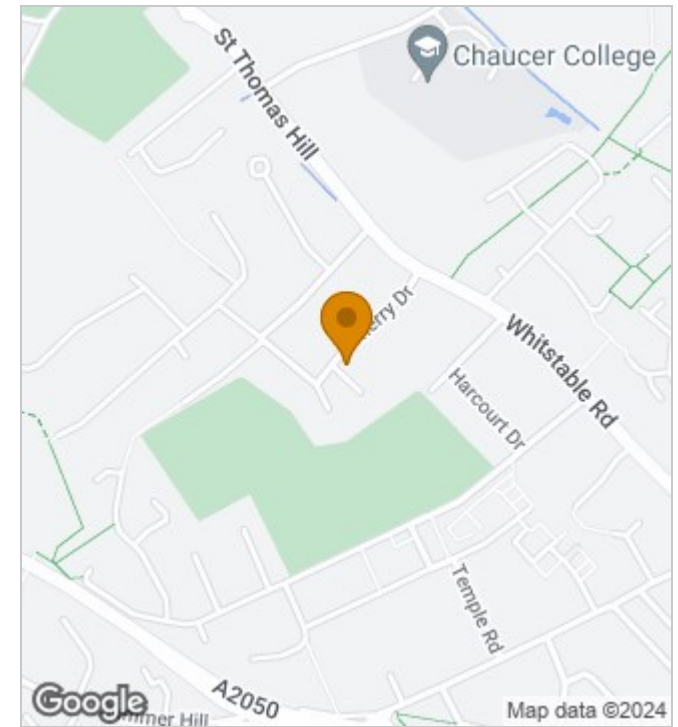
Ground Floor
Floor area 48.4 m² (521 sq.ft.)




First Floor
Floor area 49.4 m² (532 sq.ft.)

TOTAL: 97.8 m² (1,053 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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