

The List, Wickhambreaux, Canterbury, Kent, CT3 1RX

Asking Price £650,000



## The List

### Wickhambreaux, Canterbury CT3 1RX

This is a rare opportunity to purchase a well-presented bungalow in one of East Kent's most sought after villages.

Nestled in the heart of Wickhambreaux near Canterbury, is a spacious three bedroom detached bungalow set within a generous plot of around a third of an acre. It offers comfortable accommodation with scope to update or extend.

A welcoming hallway leads to a bright, well proportioned fitted kitchen with room for appliances and a dining table - ideal for casual family meals. The spacious living room provides a relaxing setting and opens on to the conservatory. This overlooks a paved patio and garden at the back of the house.

The three bedrooms are generously sized and all have tranquil views over the garden. There is both a family bathroom and a separate shower and toilet.

The house offers a spacious attic, accessed from the hall, which is currently a large storage area but with planning permission could be converted into a second floor.

The mature garden offers a tranquil private sanctuary with plenty of space for outdoor living or further landscaping.

Wickhambreaux is a picturesque and friendly village within the catchment of highly regarded schools and just a short drive from the historic city of Canterbury.

The house is well maintained and ready to move in, yet also provides excellent potential for modernisation and extension. There is no ongoing chain.

All viewings are strictly by appointment only.  
Council Tax band F - Canterbury City Council  
Standard broadband 14 Mbps 1 Mbps is available  
Mobile indoor EE, O2 and Three limited  
Outdoor - EE O2 Three and Vodaphone - Likely

#### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





**Porch/Entry**

**Shower Room**

3'1" x 11'2" (0.948 x 3.417)

**Kitchen**

10'7" x 16'0" (3.242 x 4.889)

**Bedroom 1**

11'11" x 14'5" (3.639 x 4.407)

**Bedroom 2**

13'8" x 9'2" (4.169 x 2.807)

**Bathroom**

5'9" x 5'5" (1.775 x 1.668)

**Bedroom 3**

17'0" x 8'6" (5.194 x 2.600)

**Living Room**

14'11" x 14'0" (4.559 x 4.274)

**Conservatory**

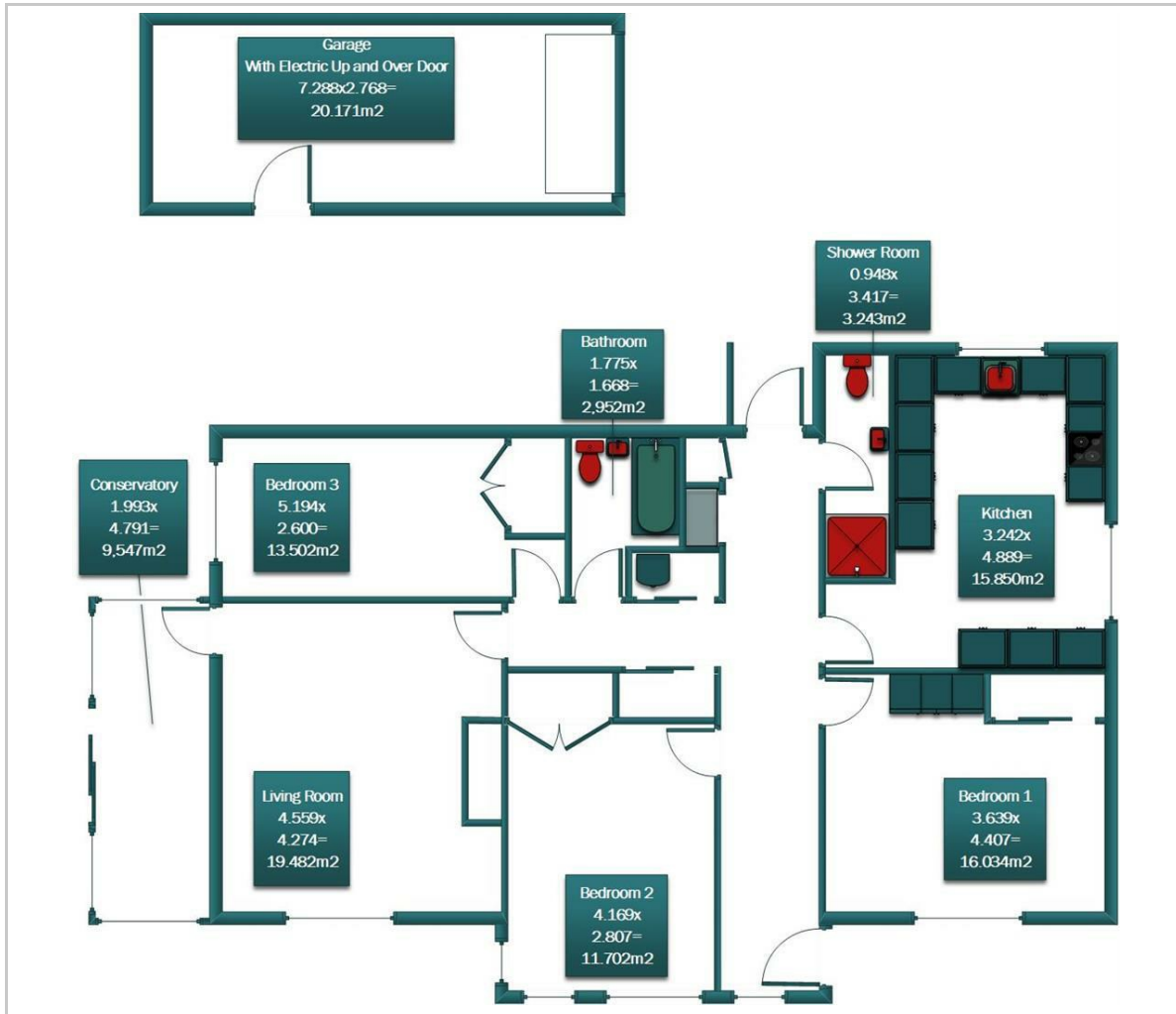
6'6" x 15'8" (1.993 x 4.791)

**Garage**

23'10" x 9'0" (7.288 x 2.768)



## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

