

Ennerdale Gardens, Aylesham, Canterbury, Kent, CT3 3LS

Asking Price £240,000

Sally Hatcher
estates



Ennerdale Gardens

Aylesham, Canterbury CT3 3LS

Great family home in the lovely village of Aylesham.

Nestled in the charming village of Aylesham, Canterbury, this delightful three-bedroom house on Ennerdale Gardens offers a perfect blend of comfort and convenience. The property features a spacious reception room that welcomes you with warmth and light, ideal for both relaxation and entertaining guests.

The well-appointed kitchen/diner provides a wonderful space for family meals and gatherings, making it the heart of the home. With three generously sized bedrooms, there is ample room for a growing family or for those who desire extra space for guests or a home office. The bathroom has a shower over the bath, sink and toilet.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor sanctuary where you can enjoy the fresh air, host barbecues, or simply unwind after a long day.

Living in Aylesham means you will benefit from a close-knit community atmosphere while still being within easy reach of the amenities and attractions of Canterbury. This house is not just a place to live; it is a place to call home. Whether you are a first-time buyer or looking to settle down in a peaceful village setting, this property is sure to impress. Don't miss the opportunity to make this lovely house your own.

All viewings are strictly by appointment only.

Council Tax B

Freehold

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 be 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.

Ground Floor/Entry





Living Room
12'3" x 15'2" (3.748 x 4.648)

Kitchen/Diner
9'2" x 15'3" (2.795 x 4.652)

Conservatory
7'6" x 9'0" (2.295 x 2.762)

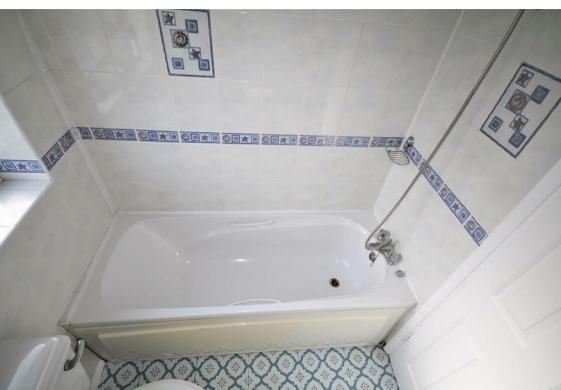
First Floor

Bedroom 3
6'9" x 8'7" (2.071 x 2.620)

Bedroom 2
12'1" x 8'4" (3.691 x 2.551)

Bedroom 1
9'1" x 12'6" (2.783 x 3.815)

Bathroom
5'7" x 5'10" (1.712 x 1.789)



Floor Plan

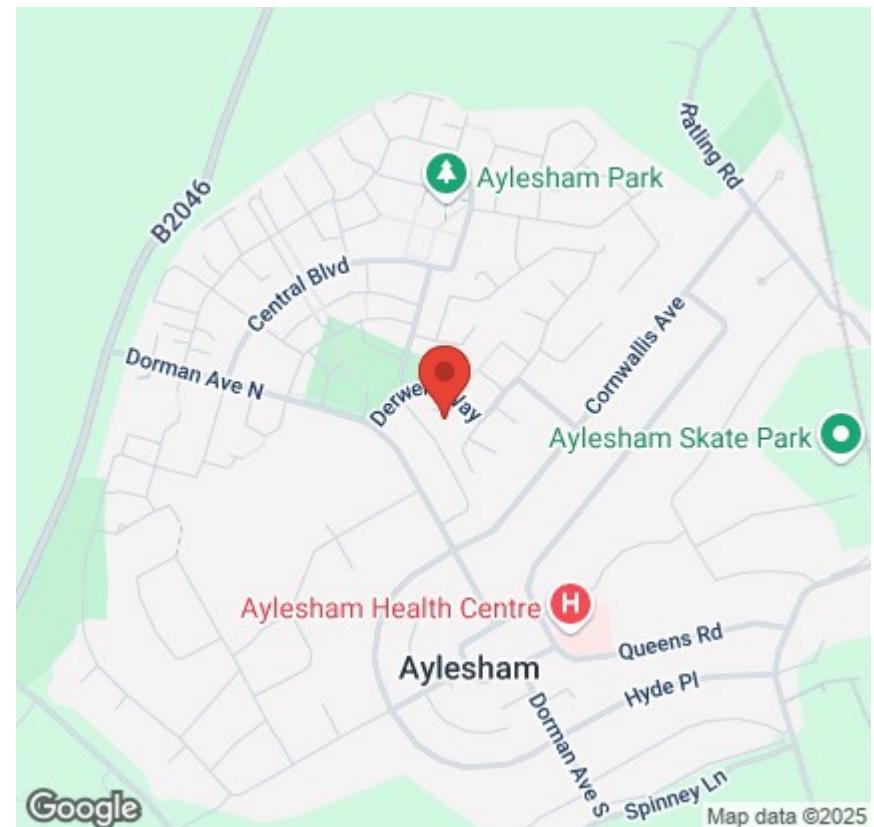


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

England & Wales