

Godfrey Gardens, Chartham, Canterbury, CT4 7TT

Asking Price £350,000



# Godfrey Gardens

## Chartham, Canterbury CT4 7TT

Nestled in the charming village of Chartham, Canterbury, this beautifully refurbished house on Godfrey Gardens offers a perfect blend of modern living and village charm.

As you step through the entrance hallway, you are welcomed into a thoughtfully designed kitchen featuring sleek grey high gloss units and integrated appliances, including a range cooker. The kitchen flows seamlessly into a spacious sitting and dining area, which overlooks a low-maintenance enclosed garden, ideal for relaxing or entertaining.

The first floor boasts a comfortable sitting room with a delightful Juliet balcony, allowing natural light to flood the space. Additionally a generously sized double bedroom at the rear. Ascending to the second floor, you will find the family bathroom room and master bedroom complete with an en-suite shower room, alongside a third double bedroom, providing ample space for family or guests.

This property also benefits from garage parking, with the convenience of accommodating a second space in front. The village of Chartham is well-equipped with amenities, including two doctors' surgeries, shops, pubs, and a train station, making it an ideal location for both families and commuters. Furthermore, the picturesque walks along the River Stour lead directly into the historic city of Canterbury, offering a delightful escape into nature.

This turn-key property is a must-see for anyone seeking a stylish and comfortable home in a vibrant community. Don't miss the opportunity to make this lovely house your new home.

### Identification checks

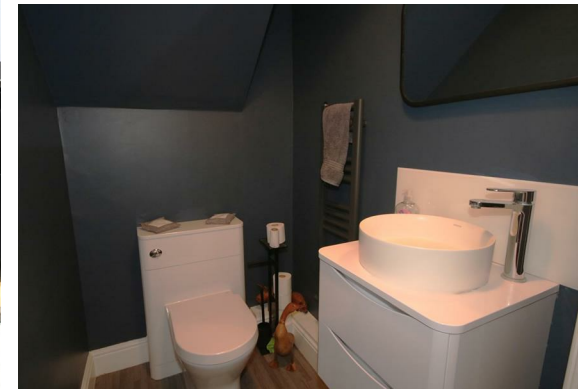
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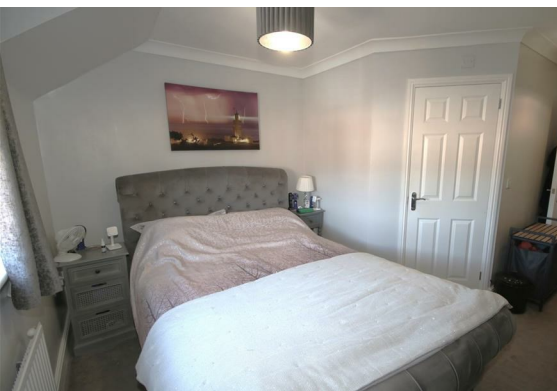
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### Ground Floor / Entry Hallway

#### Kitchen

8'2" x 13'6" (2.499 x 4.116)





- WC**  
4'0" x 5'4" (1.234 x 1.643)
- Sitting Room**  
10'1" x 12'1" (3.096 x 3.702)
- First Floor / Stairs**
- Living Room**  
12'1" x 13'7" (3.688 x 4.162)
- Bedroom 1**  
9'3" x 12'1" (2.842 x 3.688)
- Second Floor / Stairs**
- Bathroom**  
4'7" x 8'7" (1.415 x 2.618)
- Bedroom 2**  
12'1" x 6'6" (3.688 x 2.006)
- Bedroom 3 (Combined Area)**  
45'10" (13.975)
- Bedroom 3 (Bedroom Area)**  
30'1" (9.181)
- Bedroom 3 (Dressing Area)**  
15'8" (4.794)
- Bedroom 3 Ensuite**  
5'10" x 4'4" (1.803 x 1.324)
- Rear Enclosed Garden**
- Garage**

## Floor Plan



## Viewing

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

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## Area Map



## Energy Efficiency Graph

