

Whitehall Gardens, Canterbury

Asking Price: £525,000

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Whitehall Gardens

Canterbury

Situated in a popular residential location on Whitehall Gardens, Canterbury, this beautifully improved three-bedroom semi-detached house offers spacious and versatile accommodation, ideal for families and professionals alike. The property benefits from off-street parking for two vehicles to the front, a mature rear garden and a range of significant improvements carried out by the current owner.

The ground floor comprises an inviting lounge, a convenient downstairs W/C and an impressive open-plan kitchen/dining area, created through a single-storey extension to the rear. The extended space provides an excellent setting for both everyday family life and entertaining, complemented by a brand-new kitchen.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a smaller double bedroom, alongside a modern family bathroom.

The current owner has undertaken an extensive programme of improvements, including a complete rewire and replumb, the installation of new windows and radiators, a new kitchen and bathroom, new carpets and general redecoration throughout. The original parquet flooring has also been refurbished, adding character and charm to the home.

Externally, the property benefits from off-street parking for two cars to the front, while the mature rear garden provides an attractive outdoor space.

Conveniently positioned for Canterbury's extensive amenities, the property is within easy reach of the city centre, offering a wealth of shops, restaurants, cafés and leisure facilities, as well as the city's historic landmarks. Canterbury West railway station is also accessible, providing high-speed rail services to London St Pancras International, making this an excellent option for commuters.

An ideal opportunity to acquire a well-improved family home in a convenient Canterbury location, offering generous living space, off-street parking and excellent transport connections.

EPC Rating D













Entrance Hall

Living Room
11' x 15'3" (3.35m x 4.65m)

Kitchen/ Diner
20'9" x 20'10" (6.32m x 6.35m)

WC

First Floor

Bathroom

Bedroom
11'2" x 11' (3.4m x 3.35m)

Bedroom
13'3" x 15'3" (4.04m x 4.65m)

Bedroom
7'1" x 10'5" (2.16m x 3.18m)

External

Garden

Garage

Off Street Parking



Location Summary

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins).



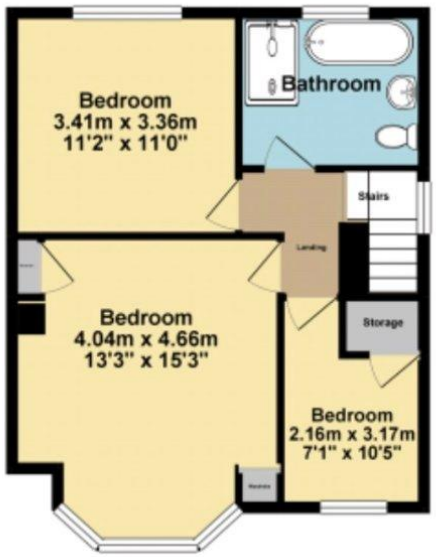




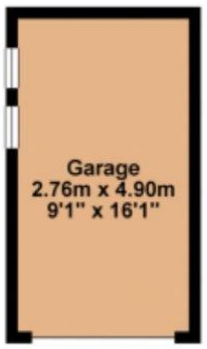
GROUND FLOOR 57.22 sq. m.
(615.91 sq. ft.)



1ST FLOOR 47.01 sq. m.
(505.98 sq. ft.)



GARAGE 13.51 sq. m.
(145.40 sq. ft.)



TOTAL FLOOR AREA : 117.74 sq. m. (1267.29 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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