

Laurel Way, Chartham

Asking Price: £400,000

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Laurel Way

Chartham

Situated in the popular village of Chartham, this well presented three bedroom detached family home offers spacious and versatile accommodation, with a number of improvements made by the current owners. Benefiting from a conservatory with a replacement solid roof, modern bathrooms, driveway parking and a detached garage, the property makes an ideal home for a growing family.

Upon entering, you are welcomed into a spacious entrance hallway, with a downstairs WC providing additional convenience. Positioned at the front of the property is a comfortable lounge featuring an attractive bay window, allowing plenty of natural light into the room and creating a pleasant space for relaxing.

Towards the rear of the property is the kitchen, with a separate dining room positioned alongside, providing an ideal space for family meals and entertaining. The dining room leads through to the conservatory, which has been upgraded with a replacement solid roof, creating a more practical and comfortable additional reception space that can be enjoyed throughout the year.

Upstairs, the first floor offers three bedrooms, comprising two good sized double bedrooms and a single bedroom, which would also work well as a home office or nursery. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

The current owners have made a number of improvements to the property, including replacing the windows and doors, updating both bathrooms and redecorating throughout, creating a well maintained and welcoming family home.

Externally, the property benefits from a driveway providing off road parking, along with a detached garage offering additional parking or storage. To the rear is an easily maintained garden, providing a pleasant outdoor space for relaxing, entertaining and family use without requiring extensive upkeep.

EPC Rating C













Entrance Hall

WC

Living Room
10'7" x 16'10" (3.23m x 5.13m)

Dining Room
8'2" x 10'2" (2.5m x 3.1m)

Kitchen
8'3" x 13'2" (2.51m x 4.01m)

Conservatory
11' x 10'3" (3.35m x 3.12m)

First Floor

Bathroom

Bedroom
10'7" x 13'2" (3.23m x 4.01m)

Ensuite Bathroom

Bedroom
10'7" x 10'7" (3.23m x 3.23m)

Bedroom
7'4" x 6'4" (2.24m x 1.93m)

External

Garden

Driveway



Location Summary

Chartham is a quiet residential location, conveniently situated close to a number of local shops and village pubs within the village. Chartham railway station is nearby, and is one stop from Canterbury West station. The motorist will find easy access to the A28 for routes through Canterbury or towards Ashford. The property is situated within 4 miles of 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 recently refurbished 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).









TOTAL FLOOR AREA : 89.40 sq. m. (962.26 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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