

Harrison Road, Aylesham

Offers Over: £290,000

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Harrison Road

Aylesham

This well presented three bedroom semi detached home offers spacious and practical accommodation across two floors, making it an ideal choice for families, first time buyers or those looking for a property with modern living space and convenient transport connections.

Upon entering, you are welcomed into a well proportioned lounge, providing a comfortable space for relaxing and everyday family living. The room offers plenty of flexibility for furniture arrangements and creates a welcoming atmosphere for both family life and entertaining guests.

The property also benefits from a modern kitchen/diner, offering a practical and sociable space for cooking and dining. With a contemporary finish and room for a dining table, this is an ideal area for family meals and entertaining friends.

Upstairs, the property offers three bedrooms, providing accommodation for a growing family or those requiring additional space for guests or working from home. The bedrooms offer flexibility to suit a variety of requirements, while the property also benefits from two bathrooms, adding further convenience for busy households.

Externally, a particular benefit is the car port, providing covered parking along with useful built-in storage. This additional space is ideal for keeping household items, bicycles or gardening equipment.

The property is conveniently positioned for access to a range of local amenities and transport connections. The nearby A2 provides excellent road links towards Canterbury city centre and the surrounding areas, making the location particularly appealing for commuters and those travelling regularly.

EPC Rating C

Some images may have been enhanced by AI for illustrative purposes only













Entrance Hall

WC

Living Room
18'9" x 11'11" (5.72m x 3.63m)

Kitchen/ Diner
10'8" x 15'1" (3.25m x 4.6m)

First Floor

Bathroom

Bedroom
10'4" x 8'5" (3.15m x 2.57m)

Bedroom
11'9" x 8'6" (3.58m x 2.6m)

Ensuite Bathroom

Bedroom
8'10" x 6'4" (2.7m x 1.93m)

External

Garden

Car Port



Location Summary

Aylesham is a thriving village, with a central Co-Op, own butchers, a primary school and newly built medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

The property is situated within 6 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.

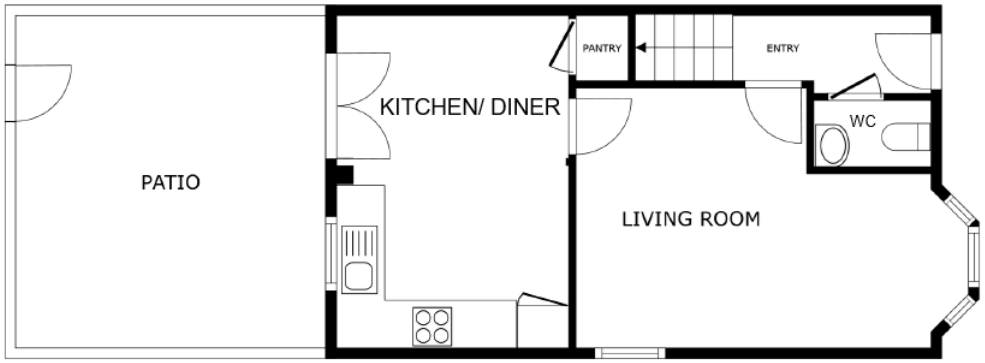
Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular 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.

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also 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).

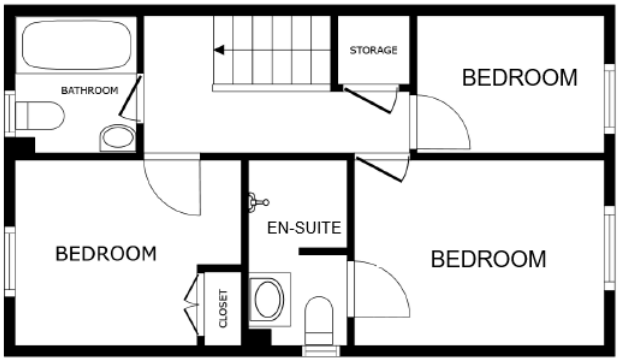








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 436 sq.ft. FLOOR 2 420 sq.ft.
EXCLUDED AREAS : PATIO 223 sq.ft.
TOTAL : 856 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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