



Freehold



## 22 Birch Road, Canterbury CT1 3BS

- Spacious Semi-Detached Town House
- Impressive Accommodation Over Three Floors
- Three Bedrooms
- Two Doubles With En-Suites
- Family Bathroom and Downstairs WC
- Light and Airy Throughout
- Sunny Walled Garden Plus Garage En-Bloc
- Peaceful Location Within Modern Development

### SITUATION:

Birch Road is a short walk from Canterbury town centre and Canterbury East train station. On your doorstep are a selection of independent shops and supermarkets.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants.

The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities.

Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon

Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching.

There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.



DESCRIPTION:

A spacious three bedroom semi-detached town house, with open plan living area and bedrooms with ensuites.

This home has been beautifully looked after and offers versatile accommodation. It is tucked away in a peaceful, sought-after location within easy reach of Canterbury town centre and Canterbury East station.



Built in 2007, this elegant, bay fronted town house has a UPVC door opening to an airy entrance hallway with wood effect flooring that runs throughout the downstairs space.

On the right to the hallway, a door opens into a good-sized kitchen and has a splendid bay window overlooking Birch Road. This area makes a wonderful home for a small table and chairs where you can sit and enjoy breakfast.

The kitchen has a selection of wall and floor

units set around a marble effect work surface and is framed by pretty ceramic tiles. There is an inset stainless-steel sink and drainer, integrated cooker, hob, and fridge freezer.

In the entrance hall, you will find an under stairs storage cupboard and useful downstairs WC.

The hallway opens into a dual aspect lounge-diner that is a wonderful open space to entertain and is beautifully connected to the garden through double glazed French doors.

The stairs ascend to the first floor, where you will find a galleried landing that leads to a large double bedroom with an ensuite and built-in wardrobes. On this floor you will also find a comfortable single bedroom and well-appointed bathroom.

From the landing, another set of stairs will take you to the main bedroom. This attractive

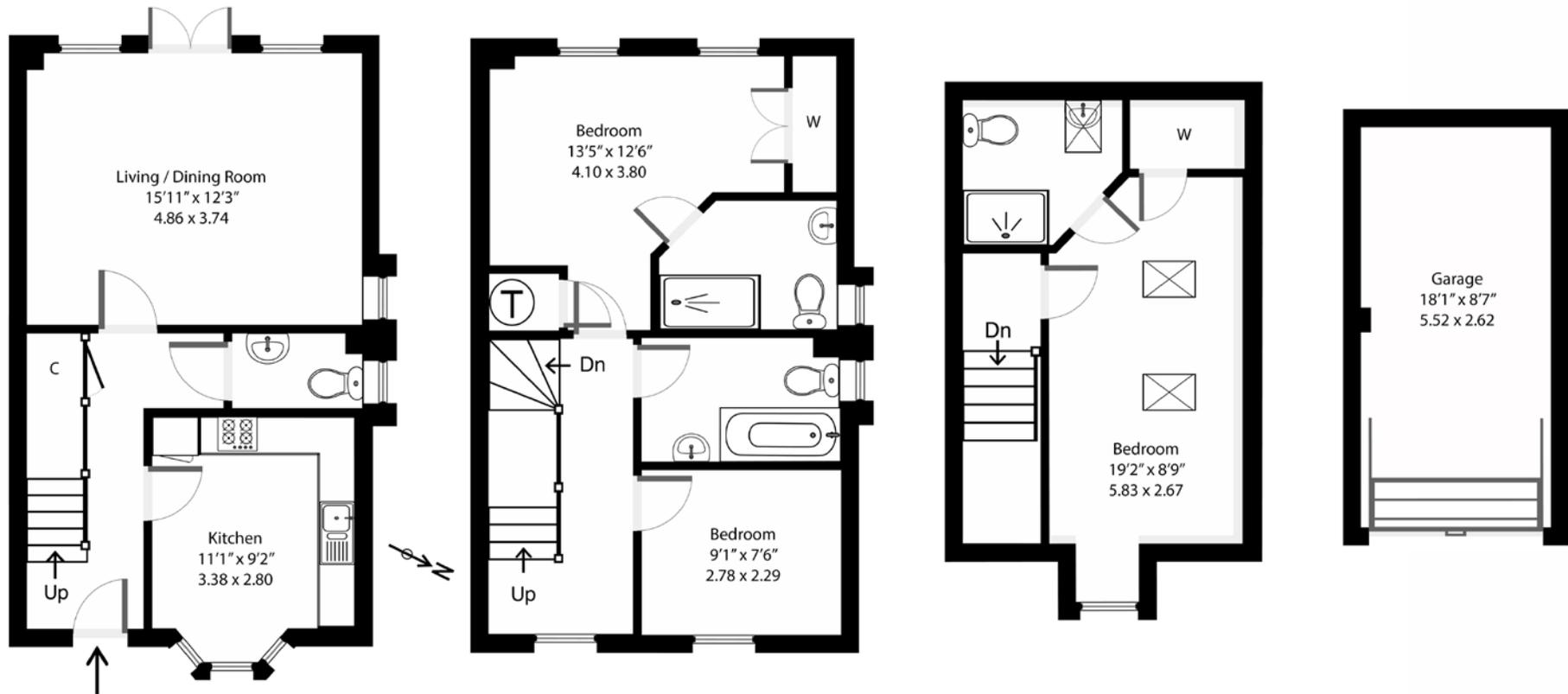
spacious room has two Velux windows and a beautiful picture window built into the sloping ceiling, from here you can see views of the cathedral spires. This wonderful bedroom also has an ensuite shower room and built in wardrobe space.

OUTSIDE:

The front of the house there is a picket fence that surrounds a paved front garden, a pathway leads you to the front door.

To the back of the house the garden is reached by double doors that open onto a patio area leading to the lawn.

The garden feels very private and secluded as a lovely brick wall curves around this space. There is a back access through a side gate. Behind the garden you will also find a useful garage ideal for storage or off road parking.



TOTAL FLOOR AREA:  
1245 sq.ft (115 sq.m)



EPC RATING  
C



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
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