



14 Richdore Road, Waltham, Canterbury, Kent, CT4 5SJ

EPC Rating = D

Guide Price £650,000





This impressive village family home offers generously proportioned layout with a thoughtfully arranged interior. The ground floor includes an impressive triple-aspect double reception room, with French door leading to the garden and attractive fireplace fitted with wood burning stove, along with a functional study for work or hobbies. The modern open-plan kitchen and dining room is both stylish and practical, with an adjoining utility room for additional convenience. Upstairs, there are four spacious bedrooms, including two with en-suite shower rooms and a family bathroom to serve the remaining rooms. Outside there is an attractive front and rear garden, shed, driveway leading to the rear detached double garage, providing ample storage and parking space. EPC Rating: D

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Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 4

Bathrooms 3

Parking Driveway parking to the front of the garage

Heating Oil

EPC Rating D

Council Tax Band G
Canterbury City Council



Situation

The property is located in the peaceful village of Waltham, ideally positioned about halfway between Ashford and Canterbury which provide high speed rail links to London. The village provides idyllic countryside walks. Nearby amenities include a primary school in Petham and various shops, pubs, and restaurants in Wye.

The accomdation comprises

Ground floor

Entrance hall

WC

Study

8' 9" x 6' 9" (2.67m x 2.06m)

Living room

19' 6" x 11' 4" (5.94m x 3.45m)

Kitchen

12' 6" x 11' 11" (3.81m x 3.63m)

Utility

Dining room

11' 7" x 8' 9" (3.53m x 2.67m)

Second floor

Landing





Bedroom one

13' 6" x 11' 4" (4.11m x 3.45m)

Bedroom one en suite

Bedroom two

13' 10" x 12' 10" (4.22m x 3.91m)

Bedroom two en suite

Bedroom three

12' 7" x 8' 11" (3.84m x 2.72m)

Bedroom four

8' 9" x 8' 0" (2.67m x 2.44m)

Bathroom

Outside

Attractive front and rear garden

Garage and driveway parking

16' 11" x 16' 4" (5.16m x 4.98m)







Approximate Gross Internal Area (Including Low Ceiling) = 141 sq m / 1520 sq ft
 Garage = 26 sq m / 276 sq ft

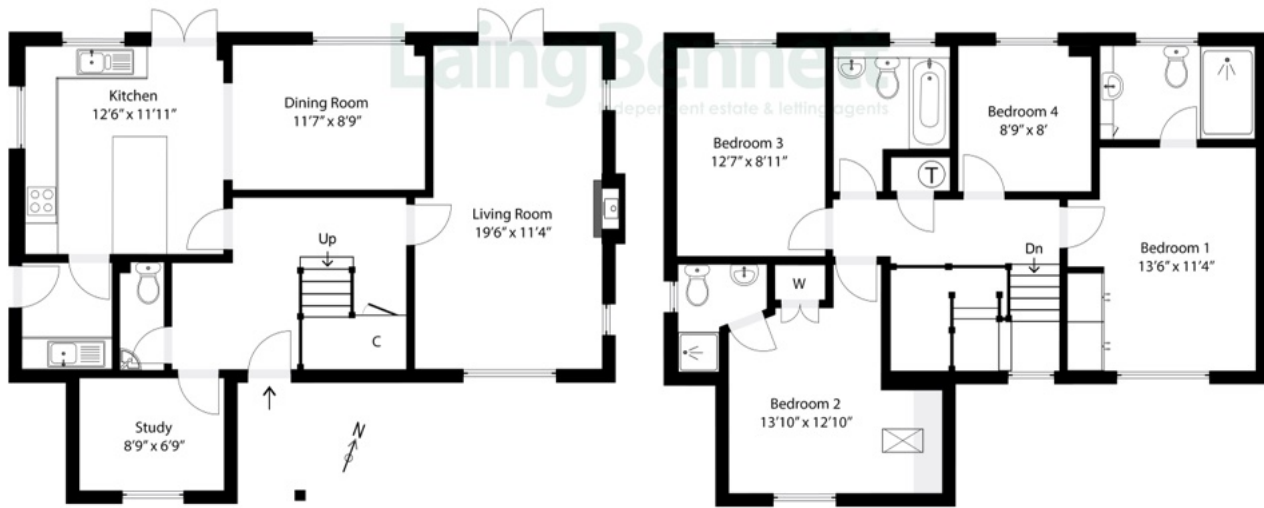
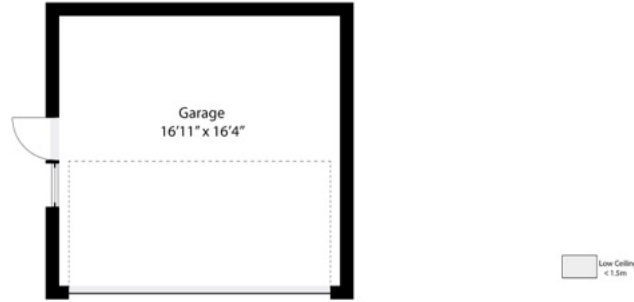


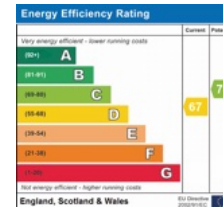
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 Not to scale. Outbuildings are not shown in actual location.
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