



10 Heathfield Way, Barham, Canterbury, Kent, CT4 6QH

EPC Rating =

Guide Price £495,000





This beautifully presented home offers generous living space and a practical layout ideal for modern family life. The ground floor welcomes you with a spacious entrance hall leading to a bright living room, a contemporary kitchen, and a large dining room/bedroom three with French doors to the garden. A wc and separate utility room provide added convenience. Upstairs there are two well-proportioned double bedrooms, both featuring built-in wardrobes, and a modern family bathroom. Outside, the property features an integral garage approached via a driveway offering ample parking. The front garden is attractively presented with a neat lawn, shrubs, and a hedged boundary. To the rear, the delightful garden includes a decked terrace, a manicured lawn, and colourful planted borders. Steps lead to a raised lawned area (which we understand is rented for £14.00 per year) enjoying far-reaching views over open farmland. Located in a sought-after area, this home is perfect for those looking for space, style, and practicality. EPC RATING = TBC

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Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 2

Bathrooms 1

Parking Driveway & Garage

Heating Gas

EPC Rating TBC

Council Tax Band D

Canterbury City Council



Situation

This beautiful property is situated in a central quiet cul de sac position in the sought after village of Barham. The village is situated at the top of the Elham Valley and to the south of the city of Canterbury. Local amenities include a primary school and village community store and post office. The City of Canterbury has a range of secondary schools. A2, Approx. 2 miles. Canterbury West railway station with high speed services Approx. 8 miles. Channel Tunnel Terminal Approx. 13 miles. There is a regular bus service from the village to both Canterbury and Folkestone.

The accommodation comprises

Ground floor

Entrance hall

20' 7" x 7' 1" (6.27m x 2.16m)

Living room

16' 9" x 10' 10" (5.11m x 3.30m)

Dining room

17' 2" x 9' 5" (5.23m x 2.87m)

Kitchen

14' 0" x 7' 11" (4.27m x 2.41m)





Utility room

19' 2" x 5' 1" (5.84m x 1.55m)

WC

First floor

Landing

Bedroom one

14' 0" x 13' 6" (4.27m x 4.11m)

Bedroom two

13' 3" x 11' 5" (4.04m x 3.48m)

Bathroom/WC

Outside

Garage and driveway

6' 1" x 8' 11" (1.85m x 2.72m)

Attractive front and rear garden

Agents note

We understand the top part of the garden is rented for £14.00 per year from a local farmer







Approximate Gross Internal Area (Excluding Garage) = 115 sq m / 1241 sq ft
Garage = 13 sq m / 144 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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