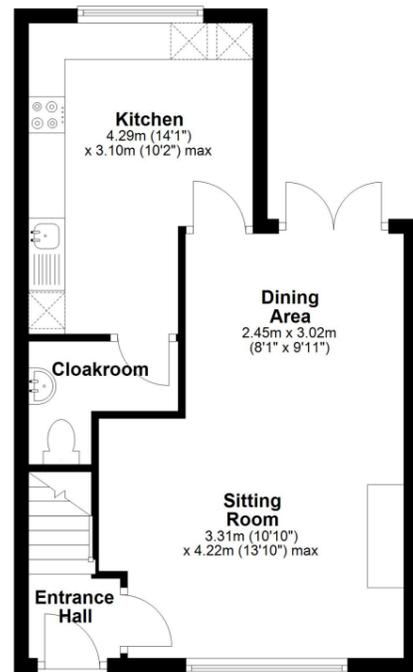
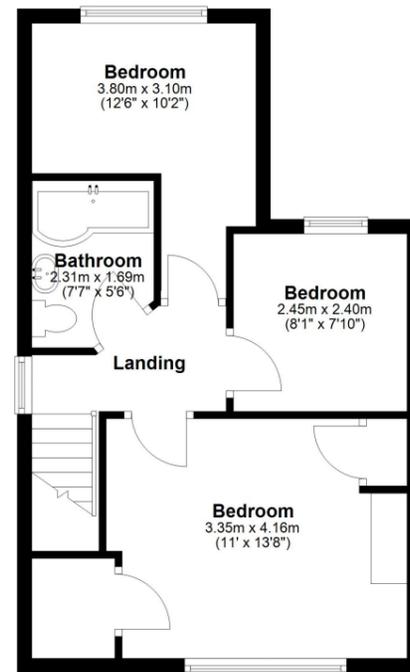




Ground Floor



First Floor



Total area: approx. 79.0 sq. metres (850.2 sq. feet)

12 The Elms, Hersden



12 The Elms, Hersden, Canterbury, Kent, CT3 4HP

£325,000 Freehold

Located in a super position with excellent links into The Cathedral City of Canterbury, coastal towns like Whitstable and Broadstairs plus there is a regular high speed train service into London St Pancras. This lovely family home has impressive ground floor living space with the advantage of a downstairs cloakroom, the kitchen has been updated and there are three good size bedrooms plus the bathroom. Externally, the rear garden is worthy of a mention as it's a great size and has a timber summerhouse and sunny aspect. Being offered with NO FORWARD CHAIN!



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Ground Floor

Reception Hall

Double glazed front entrance door, stair case to first floor.

Lounge Area

10' 10" x 13' 10" (3.30m x 4.22m) Double glazed window to front, feature fireplace, radiator, opening to:

Dining Area

8' 1" x 9' 11" (2.46m x 3.02m) Double glazed patio doors to rear leading to the garden, radiator, door to:

Kitchen

14' 1" x 10' 2" (4.29m x 3.10m) Matching wall and base units with work surfaces over and tiled splash backs, four gas burner hob with extractor canopy over, electric hob, stainless steel sink and drainer unit, space for washing machine, space for tumble dryer, double glazed window to rear, door to:

Cloakroom

Low level WC, wash hand basin.

First Floor

First Floor Landing

Double glazed window to side.

Bedroom One

11' 0" x 13' 8" (3.35m x 4.17m) Double glazed window to front, radiator, two built in cupboards.

Bedroom Two

12' 6" x 10' 2" (3.81m x 3.10m) Double glazed window to rear, radiator.

Bedroom Three

8' 1" x 7' 10" (2.46m x 2.39m) Double glazed window to rear, radiator.

Bathroom

7' 7" x 5' 6" (2.31m x 1.68m) P shaped bath with shower over, low level WC, pedestal wash hand basin, partially tiled walls.

Outside

Rear Garden

Mainly laid to lawn, mature trees and shrubs, paved patio area, summerhouse, garden shed, side access.

Front Garden

Laid to lawn, mature shrubs, driveway providing off road parking for several vehicles.

Council Tax Band B

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	