



2 Beech Villas, High Street, Elham, Canterbury, Kent, CT4 6TB

EPC Rating = D

Guide Price £425,000



DEAK VILLAS
2



An excellent opportunity has arisen to purchase a beautifully presented three bedroom semi detached period village home with superb far reaching countryside views to the rear. Accommodation comprises -
GROUND FLOOR: Covered entrance, hallway, living room, dining room, kitchen.
FIRST FLOOR: Landing, master bedroom, bedroom two, bedroom three, bathroom.
Outside. Attractive frontage and rear garden. EPC Rating D

Guide Price £425,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking On street parking

Heating Oil

EPC Rating D

Council Tax Band D

Folkestone & Hythe District Council



Welcome to this superb period village residence

An early viewing comes highly recommended of this fine period property located in the heart of the ever popular village of Elham. This superb home offers spacious accommodation and some splendid period features such as decorative corning which catches your eye on entering the property, continuing through to the living room you are welcomed by a lovely wide bay allowing natural light to bathe the room and an impressive original fireplace set in painted surround together with a fine cast-iron and delightful ornate tiled insert. There is a wide walk through opening to the dining room. The kitchen is well fitted out to suit all your needs with solid wood units, granite worktop surfaces and glazed French doors leading out to the rear garden. On the first floor you will find the most delightful spacious and light master bedroom with wide bay to front and attractive original cast-iron fireplace with tiled surround. Bedroom two and bedroom three also have attractive cast iron fireplaces and magnificent views over the Elham Valley countryside. The bathroom will not disappoint as it has a tasteful and stylish finish which is particularly pleasing. To the exterior of the property the front garden is set behind high hedging and attractively laid to gravel with a footpath to the front door. There is a side gate leading around to the rear garden where there is a large paved terrace to the side and a raised decked area with balustrade surround immediately adjacent to the property itself. Easy steps lead down to a paved terrace and a neatly laid lawn with well stocked border beds, including a holly and tree. There is a further sun terrace to the end of the garden. To the rear of the property there is a most useful basement store.



The accomodation comprises

Entrance

Attractive covered entrance

Entrance hall

Living Room

14' 6" x 11' 4" (4.42m x 3.45m) Wide walk through opening to the:

Dining Room

11' 3" x 9' 5" (3.43m x 2.87m)

Kitchen

15' 10" x 9' 0" (4.83m x 2.74m)

First floor

Landing

Master bedroom

14' 8" x 14' 7" (4.47m x 4.45m)

Bedroom two

11' 4" x 9' 5" (3.45m x 2.87m)

Bedroom three

9' 0" x 6' 9" (2.74m x 2.06m)

Bathroom

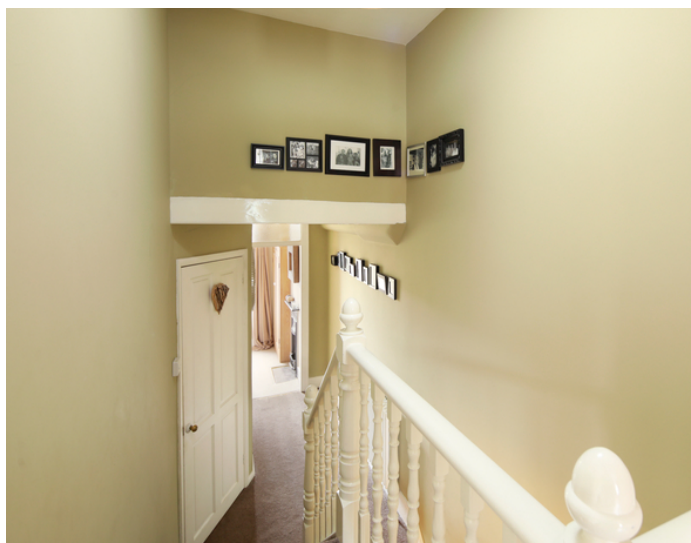
Outside

Gardens

Front and rear garden

Basement store

11' 3" x 9' 0" (3.43m x 2.74m)







Approximate Gross Internal Area = 103 sq m / 1107 sq ft

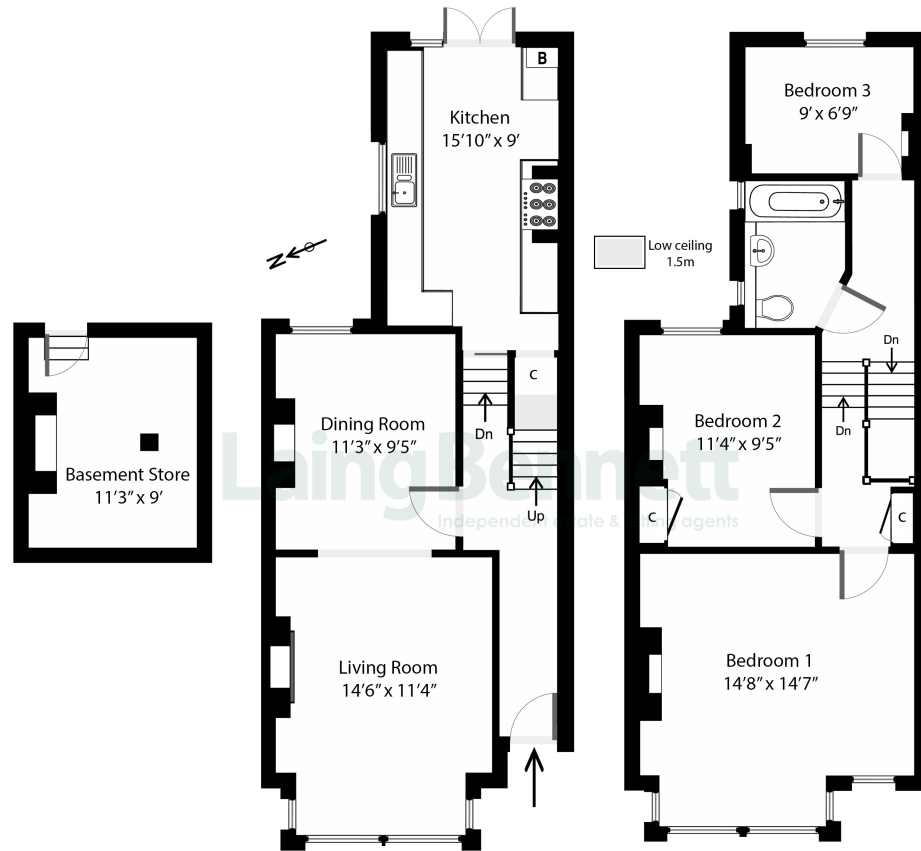
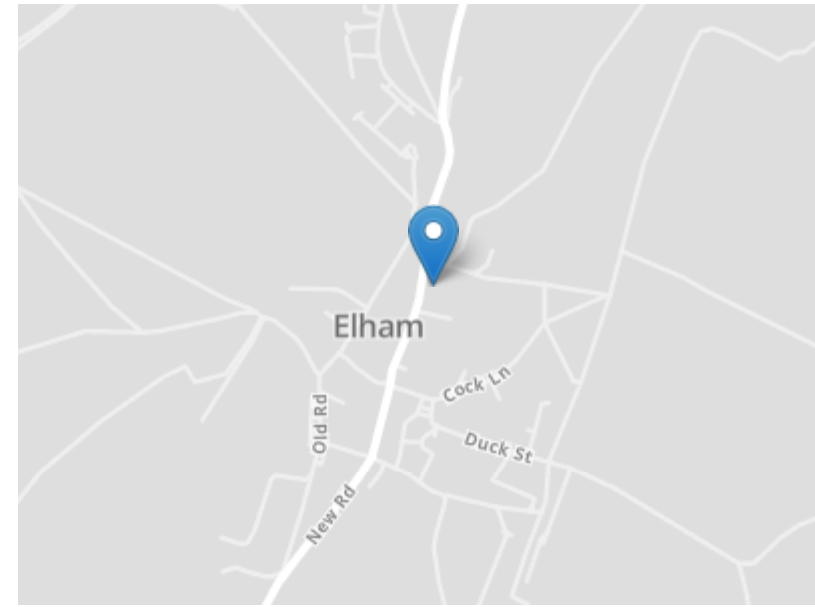


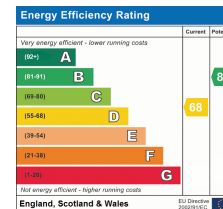
Illustration for Identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

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