



Connells

Forty Acres Road  
CANTERBURY



### Property Description

Forty Acres Road is a sought-after location on the edge of Canterbury city centre, providing convenient access to local amenities and within walking distance of St. Dunstons and Canterbury city centre.

This family home is well located for access to several local schools. Canterbury West main line train station is also close by with regular high speed services to London. The home has been extended to the rear providing a lovely open plan kitchen dining room with bi-fold doors overlooking the rear garden, ideal as an entertaining space and for a growing family. There is a fully fitted modern kitchen with matching units and central island with seating area.

There is a spacious living room with bay window to the front and a downstairs shower room with further storage in the hallway. The first floor comprises three bedrooms and a family bathroom with matching suite of bath, WC and wash hand basin.

The home also boasts off road parking to the front of the property along with a spacious rear garden with raised patio area, lawn and two room summer house with connected electricity, which can be used as office space or for entertaining.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



## Living Room

20' 10" x 12' 7" ( 6.35m x 3.84m )

## Kitchen/Dining Room

15' 7" x 12' 7" ( 4.75m x 3.84m )

## Shower Room

Shower cubicle, WC and wash hand basin

## Storage Room

24' 7" x 5' 2" ( 7.49m x 1.57m )

## Bedroom One

12' 8" x 12' 8" ( 3.86m x 3.86m )

## Bedroom Two

10' 8" x 8' 8" ( 3.25m x 2.64m )

## Bedroom Three

8' 4" x 7' 7" ( 2.54m x 2.31m )

## Bathroom

Bath, WC and wash hand basin

## Summer House

11' 7" x 9' 5" ( 3.53m x 2.87m )

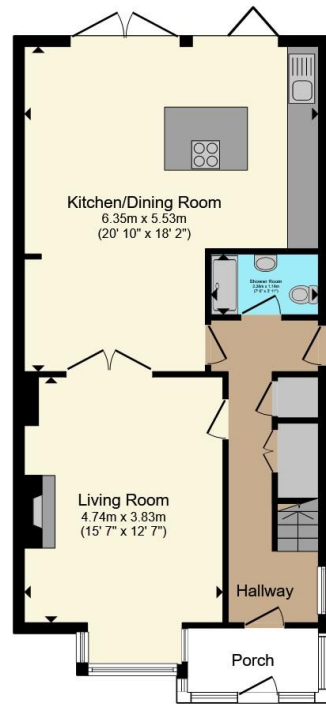
## Summer House

13' 9" x 11' 7" ( 4.19m x 3.53m )

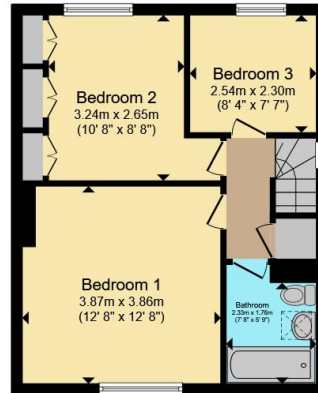




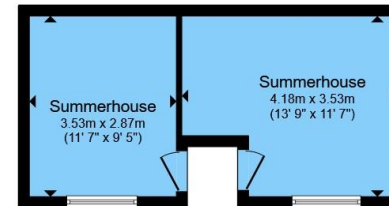




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 130.9 m<sup>2</sup> (1,408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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CANTERBURY CT1 2UD

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: CBY407280 - 0005