

Connells

Kilndown Gardens
Canterbury

Kilndown Gardens
Canterbury CT2 7TY

for sale
£375,000







Property Description

Situated within the sought-after St Stephen's area of Canterbury, this spacious five-bedroom detached family home offers versatile accommodation and excellent potential for modern family living. Occupying a generous plot in a quiet residential cul-de-sac, the property provides well-proportioned living spaces, ideal for both entertaining and everyday family life

Upstairs, five bedrooms offer ample space for growing families, home working or guest accommodation. Outside, the property benefits from a private garden, perfect for relaxing and outdoor dining, together with off-road parking and a detached setting that enhances privacy and kerb appeal.

Conveniently located for Canterbury city centre, reputable local schools, transport links and everyday amenities, this is a fantastic opportunity to secure a substantial family home in a highly desirable location.

Living Room
15' 9" x 12' 8" (4.80m x 3.86m)

Kitchen
15' 7" x 12' 8" (4.75m x 3.86m)

Bedroom Two
15' 7" x 8' 2" (4.75m x 2.49m)

Bedroom One
17' 7" x 7' 9" (5.36m x 2.36m)

Bedroom
13' 11" x 8' 11" (4.24m x 2.72m)

Bedroom Three
13' 11" x 8' 11" (4.24m x 2.72m)

Bedroom Four
10' 8" x 8' 11" (3.25m x 2.72m)

Bedroom Five
9' 1" x 8' 2" (2.77m x 2.49m)

Bathroom
6' 8" x 6' 5" (2.03m x 1.96m)

Shower Room
8' 2" x 3' 4" (2.49m x 1.02m)

Shower Room
9' 10" x 6' 5" (3.00m x 1.96m)







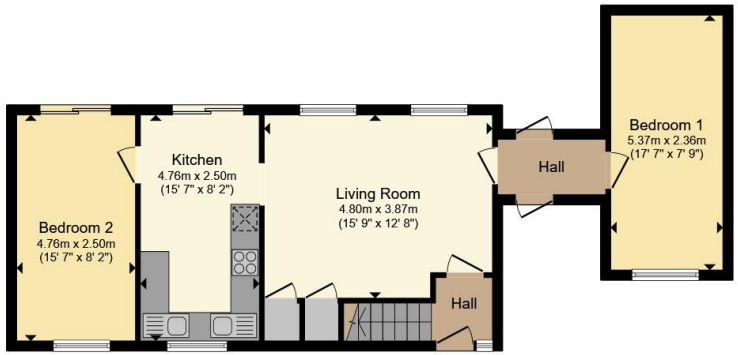




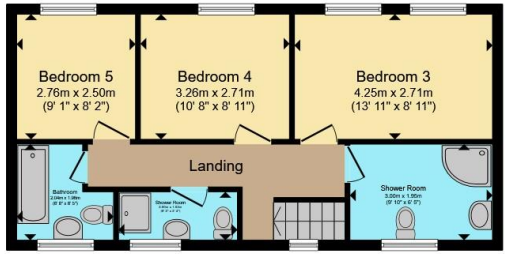








Ground Floor



First Floor

Total floor area 110.8 m² (1,192 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

Connells

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407132

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.