



Carriage Mews, Kent, CT2

£585,000 *Freehold*

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This charming property combines modern comforts with timeless elegance in this desirable location on the edge of the City Centre, yet in a quiet area. A short walk to Canterbury West mainline train station, for trains to London St Pancras taking just an hour.

This beautifully presented property is in a great position in this small popular and exclusive residential development situated just five



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minutes' walk away from Canterbury City Centre.

Built in 1997 by the well regarded and bespoke builders Rogate, this is a great opportunity to buy a comfortable and well-appointed home.

The property is mid terrace and has an attractive frontage and as you enter the property you are welcomed into a spacious hallway and a downstairs cloakroom.

The kitchen is modern in design with integrated appliances. Continue through, the hallway and enter into the light and airy living/dining room and onwards to a real benefit of a beautiful David Salisbury conservatory that floods the space with natural light and overlooks the pretty courtyard garden.

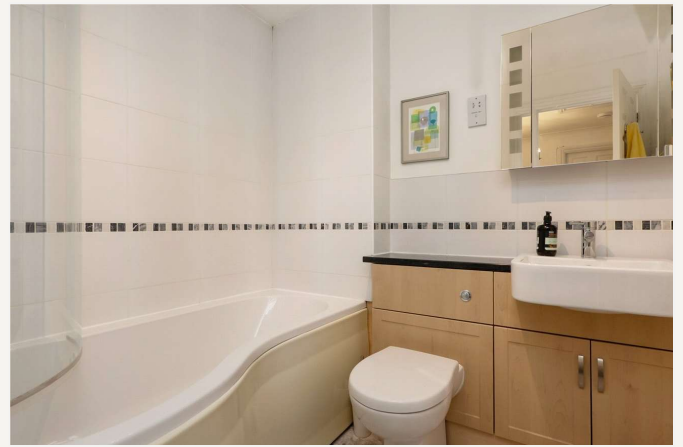
Upstairs there are three bedrooms. The main bedroom is of a good size with fitted wardrobes, and an en suite shower room. There are two additional bedrooms, one of which is currently utilised as an office.

Outside there is an easy to maintain enclosed garden which offers a restful place for those hot summer days with a variety of plants and shrubs. To the front you overlook the lawned area with shrubs and bushes.

This property also benefits from having a garage, and there is visitor parking available.

The property has solar panels installed, and has an energy performance rating of B





MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/CAN250038>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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