

# KE



2 Aberdeen Close, Upstreet, Canterbury, CT3 4BX

Offers In Excess Of £500,000

- Lovely Quiet Spot Set Back From The Road
- Superb Road Links Into Canterbury And Thanet
- Adjoining Annex With Rental Potential Creating Income Or Great For Guests
- Incredible Family Home
- Lovely Garden With A Sunny Aspect
- Rarely Available In This Location

## 2 Aberdeen Close, Canterbury CT3 4BX

Set back from the road in Upstreet, this remarkable detached house offers a unique opportunity for family living in a tranquil setting. With only three homes in this private enclave, you will enjoy both peace and privacy, while being just five miles from the historic Cathedral City of Canterbury.

This extensive family home boasts generous living spaces, perfect for both relaxation and entertaining. The property features four well-proportioned bedrooms, including a primary bedroom with an en-suite bathroom, ensuring comfort and convenience for all family members.

The secluded garden, bathed in sunlight, provides an ideal outdoor retreat for family gatherings or quiet moments of reflection. Additionally, the double garage has been thoughtfully converted into a self-contained annex which could prove ideal as a rental opportunity, accommodating an elderly relative, or providing a young adult with their own independence.

With its blend of spacious interiors, private outdoor areas, and the potential for additional living arrangements, this property is a rare find in the Canterbury area. Whether you are looking for a family home or an investment opportunity, this house on Aberdeen Close is sure to impress.



Council Tax Band: F



## **GROUND FLOOR**

**Entrance Porch**

**Entrance Hallway**

**Cloakroom**

**Study**

12' x 9'2

**Lounge**

20'3 x 11'8

**Kitchen/Diner**

22'9 x 10'

**Utility Room**

10'9 x 6'

**Conservatory**

22'4 x 9'5

**Annexe Studio**

18'0 x 17'

**En-Suite Shower Room**

## **FIRST FLOOR**

**Bedroom 1**

16'7 x 11'8

**En-Suite Bathroom**

**Bedroom 2**

11'9 x 10'

**Bedroom 3**

10'10 x 9'3

**Bedroom 4**

10'0 x 8'10

**Shower Room**

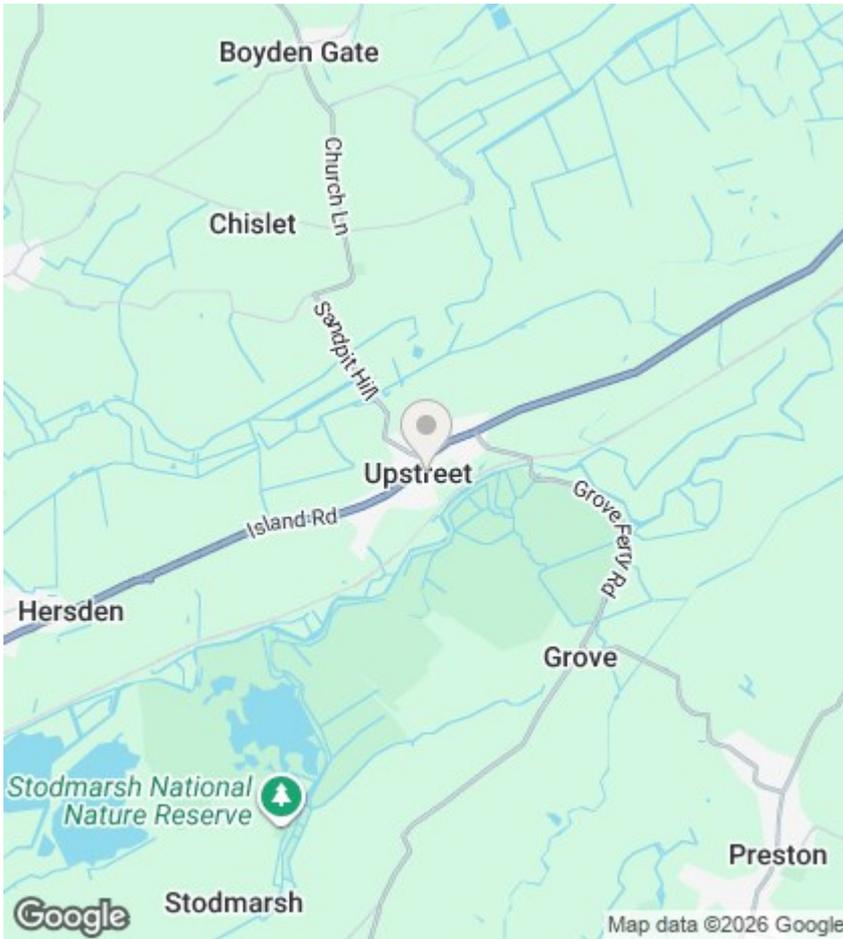
## **OUTSIDE**

**Front Garden**

**Driveway**

**Rear Garden**

**COUNCIL TAX BAND F**



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

