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40 Cedar Road, Sturry, Canterbury, CT2 0HY

Offers In Excess Of £280,000

- Chain Free Sale
- Excellent Road Links To Canterbury
- Strong Scope To Extend Or Redesign Subject To Necessary Planning Permissions
- Quiet Location Close To Sturry Primary School
- Close To Sturry Railway Station Serving Direct Route To London St Pancras
- EPC and Floorplan To Follow

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A much-loved four-bedroom semi-detached home in the village of Sturry, offered to the market chain free for the first time in over 60 years, having been cherished by the same family throughout that time.

The property offers a practical and well-balanced layout, with a kitchen/diner to the rear forming the heart of the home and a convenient ground floor shower room. Upstairs are four bedrooms, with the current main bedroom previously divided but easily reconfigured back into a larger principal room if desired.

Outside, the home enjoys an open-plan frontage, a long driveway providing ample off-street parking for several vehicles, along with a garage. To the rear is a private garden offering space to enjoy and the opportunity to create something special.

The property does require updating throughout, giving buyers a clear chance to modernise and put their own stamp on a home with strong foundations and excellent potential.

Located in Sturry, the property benefits from a well-connected village setting with local amenities, good access to Canterbury, nearby countryside walks, and convenient transport links including rail services towards London.

A rare opportunity to purchase a long-held family home, offered at a price to reflect the work required and a genuine need for a prompt sale.



Council Tax Band:



GROUND FLOOR

Entrance Hall

Kitchen-Diner

Lounge

Bathroom

FIRST FLOOR

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

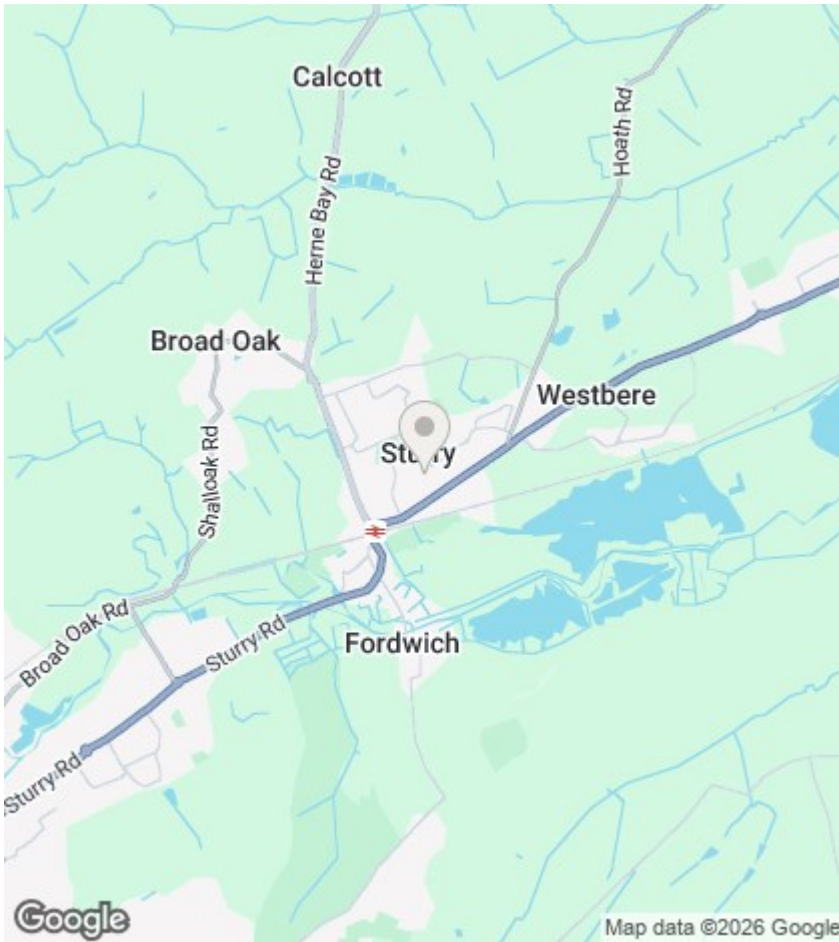
OUTSIDE

Enclosed Rear Garden

Open-Plan Frontage

**Driveway For Several Vehicles Leading To
Garage.**

Council Tax Band C



Viewings

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

EPC Rating:

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