

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

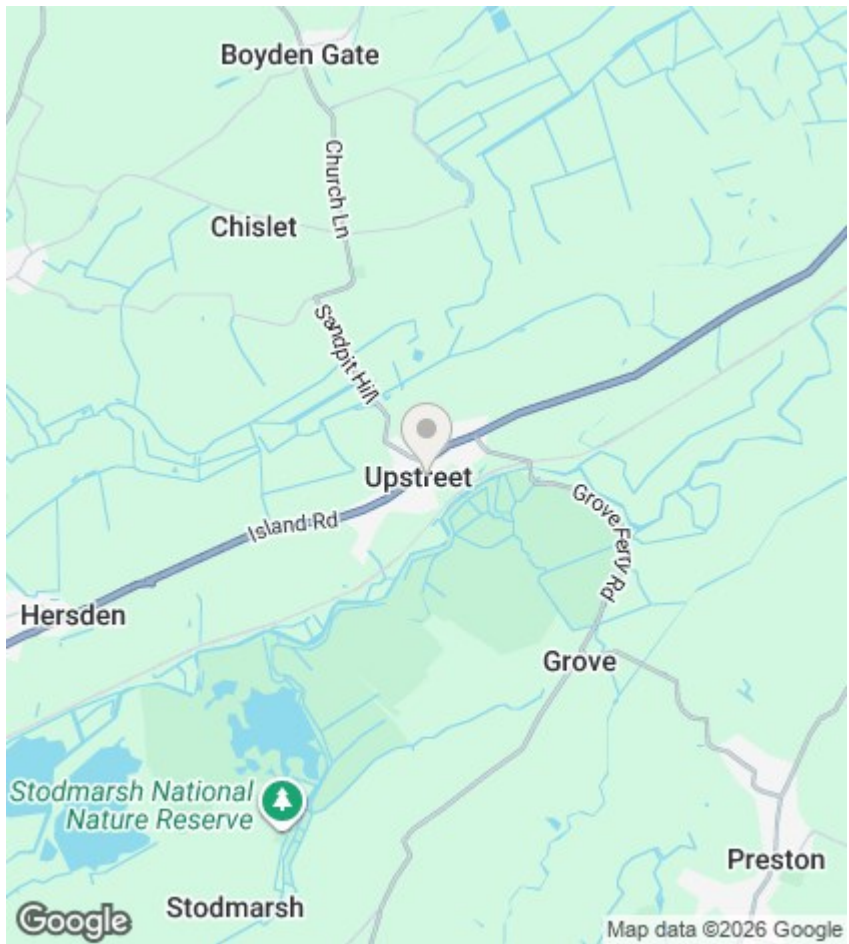
OUTSIDE

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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

