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14 Whitehall Gardens, Canterbury, Kent, CT2 8BD

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**14 Whitehall Gardens, Canterbury, Kent,
CT2 8BD**

Guide Price £400,000 Freehold

**A Well-Presented Three Bedroom Family Home in a
Prime Canterbury Location**

- Three Bedroom Semi-Detached Family Home
- No Chain
- Sought-After Location
- Garage & Off Road Parking
- Located at the end of a Quiet no through road
- Gas Central Heating & Double Glazing
- Just a 10 Minute Walk To Canterbury West & The City Centre

Located on a quiet no-through road just under half a mile from Canterbury West railway station and the historic city centre, this attractive three-bedroom family house offers light, airy and well proportioned rooms

The ground floor comprises an entrance hall leading to a bright and spacious dual-aspect sitting/dining room, perfect for both everyday living and entertaining. The kitchen is well-appointed with a good range of wall and base units, providing ample storage and workspace.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, the property boasts three well-proportioned bedrooms, including two sizeable doubles, along with a modern family bathroom.

Externally, the home benefits from a front garden setting and a private driveway offering off-road parking, as well as a double-length garage. The rear garden is fully enclosed with fencing, mainly laid to lawn, and has a decked area ideal for outdoor dining and entertaining.

Whitehall Gardens is located just a 10 minute walk from Canterbury West Railway station with its high speed service to London St Pancras in just 56 minutes. It is also well placed for easy access to excellent schools, including the OFSTED rated 'Outstanding' Blean Primary School, St Edmund's School, Kent College, the University of Kent and the Canterbury Academy school.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

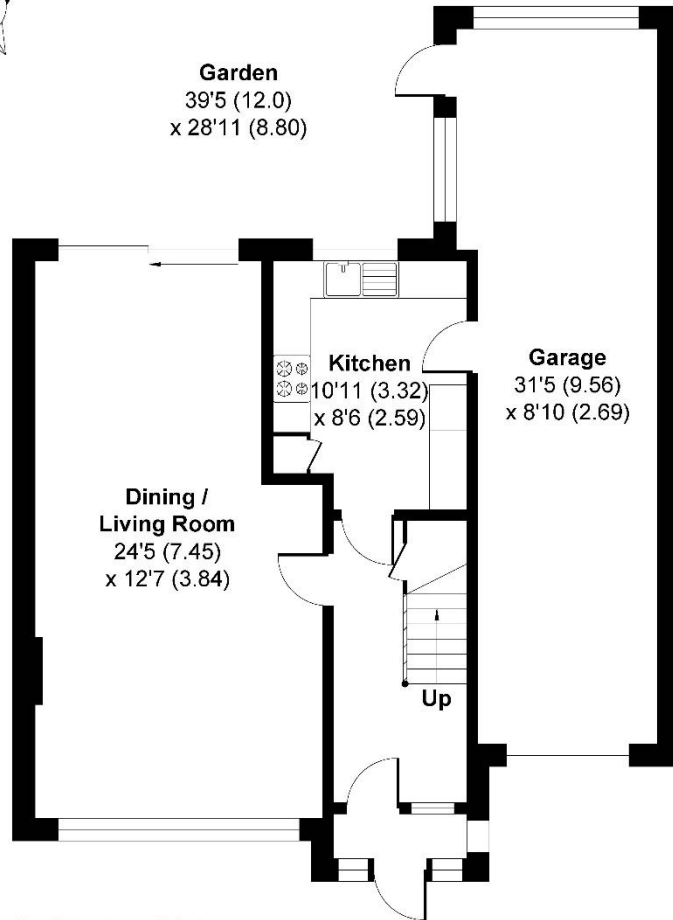
Date: These particulars were prepared on 3/7/25



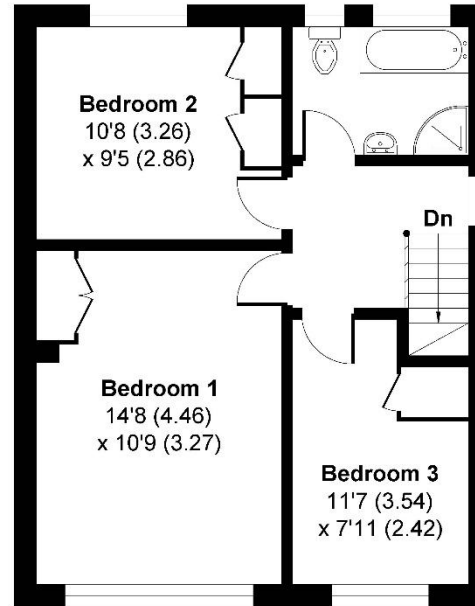


Whitehall Gardens, Canterbury

Approximate Gross Internal Area = 86.93 sq m / 935.70 sq ft
 Garage = 23.80 sq m / 256.18 sq ft
 Total = 110.73 sq m / 1191.88 sq ft
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		86
(69-80)		
C		
(55-68)		
D	67	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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 Canterbury
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 Lettings: 01227 452111

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 Sales: 01304 612147
 Lettings: 01304 614471

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