



since 1865



30 Montgomery Gardens, Westbere, Canterbury, Kent, CT2 0FF

[www.finns.co.uk](http://www.finns.co.uk)



**30 Montgomery Gardens, Westbere,  
Canterbury, Kent, CT2 0FF**

**£290,000 Freehold**

This well presented, modern two-bedroom end-of-terrace home offers generous living space and the convenience of two allocated parking spaces. Located within the sought-after Westbere Edge development, positioned between the villages of Sturry and Westbere, the property sits less than four miles from Canterbury's historic city centre.

- Two Double Bedroom End Of Terrace Home
- Two Bathrooms
- Off Road Parking For 2 Cars
- Very Well Presented Throughout
- Great Energy Efficiency Rating
- Rear Garden
- Downstairs Cloakroom
- Great Transport Links

Ideal for commuters, the nearby Sturry railway station provides high-speed rail links to London St Pancras in under an hour.

The front door leads to a bright and welcoming hallway which benefits from a great under stairs study area and plenty of under stairs storage. To the left, a contemporary front-facing kitchen comes equipped with an oven, hob, extractor fan, washing machine, and dishwasher.





The spacious sitting room is filled with natural light thanks to a side bay window and French doors that open directly onto the rear garden.

A convenient downstairs cloakroom/WC is also located on the ground floor.

Upstairs, the property has two well-proportioned double bedrooms, including a master with built-in wardrobes and a private en suite shower room. A modern family bathroom completes the first floor.

The rear garden is mainly laid to lawn and has a decked seating area, with timber sleeper borders adding character. To the front, a driveway provides parking for two vehicles.

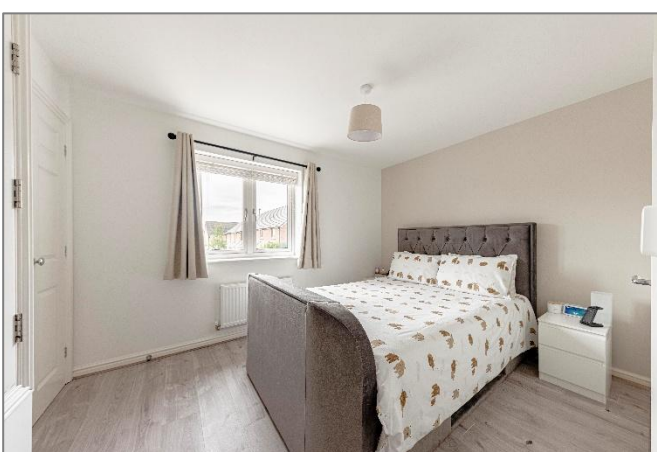
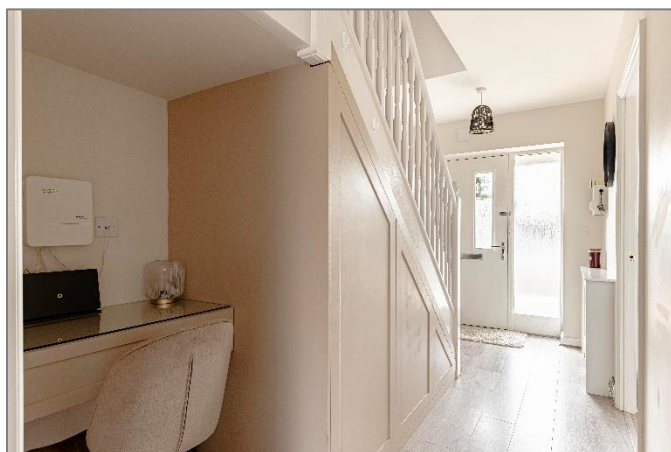
Residents of Westbere Edge benefit from a well-maintained children's play park within the development, great for young families. The Spires Academy is within easy walking distance, and a regular bus service operates approximately every 15 minutes, connecting Canterbury and Thanet. Nearby Sturry offers a range of local amenities, including a doctor's surgery, convenience stores, a post office, and various takeaway options. Sturry Primary School is also located less than a mile away, making this an excellent choice for families.

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

**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'C' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

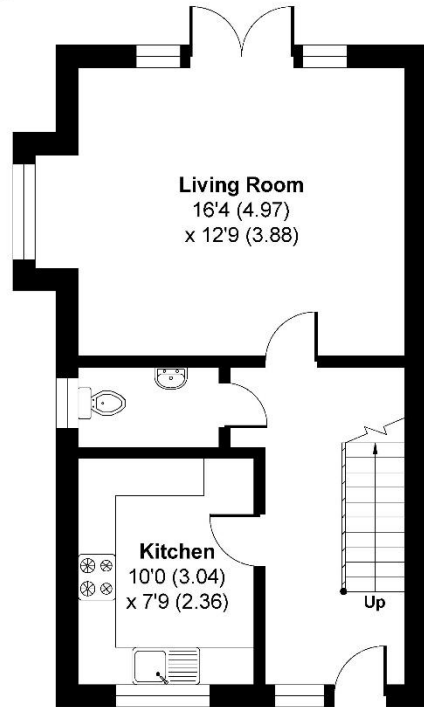
**Date:** These particulars were prepared on 21/7/25







**Garden**  
32'10 (10.0)  
x 17'1 (5.20)

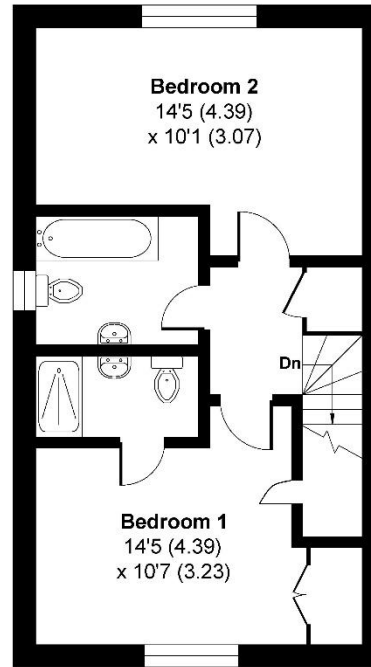


**GROUND FLOOR**

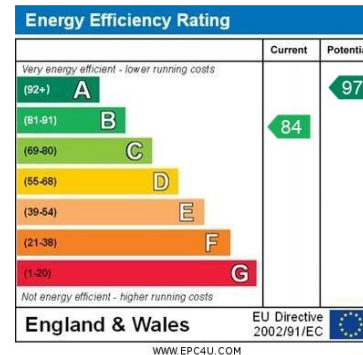
## Montgomery Gardens, Hersden

Approximate Gross Internal Area = 73.76 sq m / 793.94 sq ft

For identification only - Not to scale



**FIRST FLOOR**



**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.

**FINN'S CANTERBURY**  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
Lettings: 01227 452111

**FINN'S SANDWICH**  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471

**FINN'S ST NICHOLAS AT WADE**  
The Pack House  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
Tel: 01843 848230

