



GUILDCREST ESTATES



8 The Lanes Queens Road, Ash, Canterbury CT3 2AQ



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Queens Road, Ash, Canterbury  
CT3 2AQ

**Guide price £450,000**

\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*

This delightful four-bedroom end of terraced home in Ash offers the perfect blend of modern style, comfort and practicality, with its generous layout and contemporary features.

Upon entering the property, you step into a welcoming hallway that sets the tone for the rest of the home - bright, spacious and thoughtfully designed. From here, you're guided into a large open-plan living area that seamlessly connects the lounge and kitchen. Glass internal bi-folding doors provide an elegant division between spaces while still allowing natural light to flow freely, creating a warm and inviting atmosphere throughout.

The modern kitchen is fitted with integrated appliances that make everyday cooking a pleasure. In the lounge, bifold doors open directly onto the garden, offering an effortless transition between indoor and outdoor living, perfect for relaxing or entertaining.

This well appointed home features two stylish bathrooms, including a master en-suite. A downstairs toilet provides additional convenience and is suitable for wheelchair access. The four double bedrooms offer excellent space, with one cleverly converted into a walk-in wardrobe, ensuring abundant and organised storage.

For added comfort, the ground floor benefits from underfloor heating, creating a cosy environment year-round. The property also includes two allocated parking spaces, offering ease and convenience for both residents and guests.

At just 11 years old, the home is modern, well-maintained, and ready to move into. Located in the desirable area of Ash, you'll enjoy the peace of suburban living while being only a short distance from the vibrant city of Canterbury. This property presents a wonderful opportunity to enjoy stylish, comfortable and contemporary living.

### Hall

199 x 71 (6.02 x 2.17)







### **Kitchen**

19'11 x 13'10 (6.08 x 4.22)

### **Living Room**

21'6 x 18'1 (6.55 x 5.51)

### **Cloakroom**

### **Bedroom 1**

13'1 x 11'11 (3.99 x 3.63)

### **Bedroom 2**

11'9 x 11'6 (3.59 x 3.51)

### **Bedroom 3 / Dressing Area**

13'1 x 9'4 (3.99 x 2.84)

### **Bedroom 4**

10'11 x 9'4 (3.33 x 2.85)

### **Bathroom**

### **Landing**

### **Rear Garden**

### **Carport**

17'2 x 8'10 (5.23 x 2.70)





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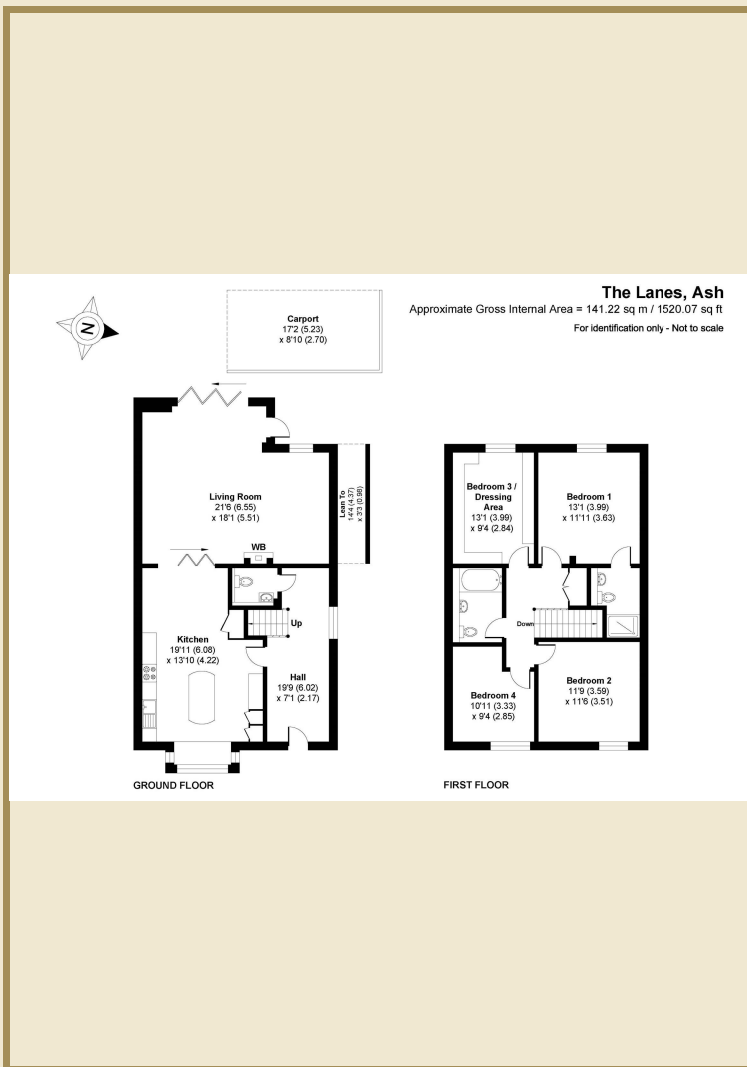
## Key Features

- 4 double bedrooms
- Downstairs underfloor heating
- Open plan living space
- Bi-fold doors to garden
- Integrated kitchen appliances
- 2 allocated parking spots
- Built in 2014 by Rogate, a highly respected local building company

## Important Information

Freehold  
House  
1520.00 sq ft  
Council Tax Band D  
EPC Rating

£450,000



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