

"WAYLANDS"

TOWN HILL

BRIDGE



PRICE FREEHOLD £250,000

A SUPERB 1930's CHALET-STYLE DETACHED HOUSE
IN A LARGE PLOT OF ABOUT TWO-THIRDS OF AN ACRE
SITUATED ON THE EDGE OF THE POPULAR VILLAGE OF BRIDGE
BEING ONLY ABOUT TWO MILES FROM CANTERBURY CITY CENTRE

The accommodation comprises:- Hall, Cloakroom, Sitting Room, Dining Room,
Lounge, Sun lounge, Kitchen/breakfast room, Master bedroom with
en suite bathroom, 3 Further bedrooms, Family bathroom, Separate w.c.
Garage, Large car port, Gas-fired central heating,
Large plot of about two-thirds of an acre.



Chartered Surveyors. Auctioneers. Valuers. Estate Agents

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D.C.Venton FRICS

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of any contract. Should the property be found to be sold, let or withdrawn Messrs. Amos & Dawton will not accept responsibility for any expense or loss thereby incurred.

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SITUATION

"Waylands" stands on the edge of the village of Bridge with its local shops, primary school and strong village community. The Cathedral City of Canterbury lies less than two miles away with its University, two mainline railway stations, theatre, extensive shopping facilities and wide range of other amenities.

DESCRIPTION

This delightful 1930's chalet-style detached family home is built of rendered brick walls under a tiled roof. The spacious and well-proportioned accommodation is in good decorative order throughout and benefits from full gas-fired central heating and security locks to all windows.

ACCOMMODATION

GROUND FLOOR

- Solid front door to:-
- Hall with stairs to first floor, 2 double radiators, built-in storage cupboard with light and door to:-
 - Cloakroom with low level w.c., hand basin, radiator and front window.
 - Sitting Room 19'4" x 13'10" with 3 rear windows having extensive views over the garden, fitted gas fire, double radiator, 2 wall light points, television aerial point and telephone point.
 - Dining Room 17'1" x 12'11" being double aspect with side and rear windows, brick open fireplace with fitted gas fire and double radiator.
 - Kitchen/Breakfast Room 17' x 11'11" being fitted with stainless steel double bowled inset sink and adjacent worktop having 8 cupboards under, 3 wall cupboards, breakfast bar with 4 drawers under, worktop with 4 drawers and 2 cupboards under, large built-in larder cupboard with light, plumbing for dishwasher and washing machine, electric cooker point, Aga with 2 ovens (gas-fired servicing hot water), 2 striplights, telephone point and opening to:-
 - Lounge 16'1" x 14' with side and rear window, external side door, french doors to the rear garden, double radiator, door to hallway, television aerial point and door to:-
 - Sun Lounge 14'5" x 9'10" with rear and side window, Marley tiled flooring, 2 wall light points, radiator and external side door.
 - Bedroom 3. 13' x 11' being double aspect with front and side windows, double radiator, fitted double wardrobe, built-in vanity basin, mirror light and shaver point and telephone point.

FIRST FLOOR

- Landing with front window, large built-in airing cupboard housing hot water tank and immersion heater, access to insulated loft space with built-in ladder, double radiator and door to:-

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- Bedroom 1. 16'5" x 16'11" with side window, 4 built-in double wardrobes with fitted dressing table with light and 2 drawers under, 2 built-in eaves storage cupboards, double radiator, telephone point, television aerial point and door to:-
- En suite Bathroom 13'10" x 8'6" with Pink coloured suite comprising corner bath, 2 built-in vanity basins with 2 double cupboards under, fitted shower cubicle, low level w.c. and bidet, mirror light and shaver point, heated towel rail, double radiator and rear windows.
- Bedroom 2. 16'10" x 12'11" with side window, 2 built-in large eaves storage cupboards, double radiator, built-in double wardrobe, fitted vanity basin with double cupboard under, television aerial point and telephone point.
- Bedroom 4. 11'10" x 8' with rear window, double radiator and built-in double wardrobe.
- Family Bathroom with white coloured suite comprising of panelled bath with mixer taps and shower attachments, fitted vanity basin with 2 cupboards under, double radiator, shaver point and front window.
- Separate w.c. with low level w.c. and front window.

OUTSIDE

To the front of the property there is a large tarmac drive with ample parking for nine cars. In addition to this there is a large car port with built-in boiler room having gas boiler built in. Utility cupboard with fitted sink, 2 built-in storage cupboard with power and lighting, built-in tool store and single Garage with fitted workbench.

The property stands on a large plot of about TWO-THIRDS OF AN ACRE. Most of the garden lies to the rear being hedge enclosed and South facing, with paved patio, large natural pond, summer house, lawn, shrubs and bushes, conifers, rose bushes, 2 apple trees/and large timber shed.

Further mature trees

SERVICES

ALL MAIN SERVICES. Gas-fired central heating.

VIEWING

Strictly by previous appointment through the sole agent, Messrs. AMOS & DAWTON, Canterbury 454111.

MORTGAGE SERVICE

We would be happy to assist you with your financial arrangements to purchase this or any other property through our association with independent financial advisers. Please enquire for further information - without any obligation whatsoever.