



COALFIELD GROVE

# Coalfield Grove, Aylesham, Canterbury

Guide Price £300,000 Freehold

3 bedroom semi-detached house for sale

## Description

This Three Bedroom Semi-Detached Modern Family Home is presented in great condition throughout. Ideally located in Aylesham Village and perfectly located for local schools, the property is within easy reach of the local railway station and bus services. This house has a lovely sunny living space which is a perfect place to congregate and chill out, there are French Doors overlooking the lovely garden, there is a large kitchen at the front of the property, which has a full range of fitted units and some integrated appliances. This property has three toilets, including a downstairs cloakroom, family bathroom and an En-Suite, there are also three good sized bedrooms. Outside the house has a sunny lawned garden, complete with a patio and a shed, there is rear access to the car port and the driveway parking area to the front. **VIEWING HIGHLY RECOMMENDED**

Council Tax Band: B

Tenure: Freehold

Parking options: Driveway, Garage

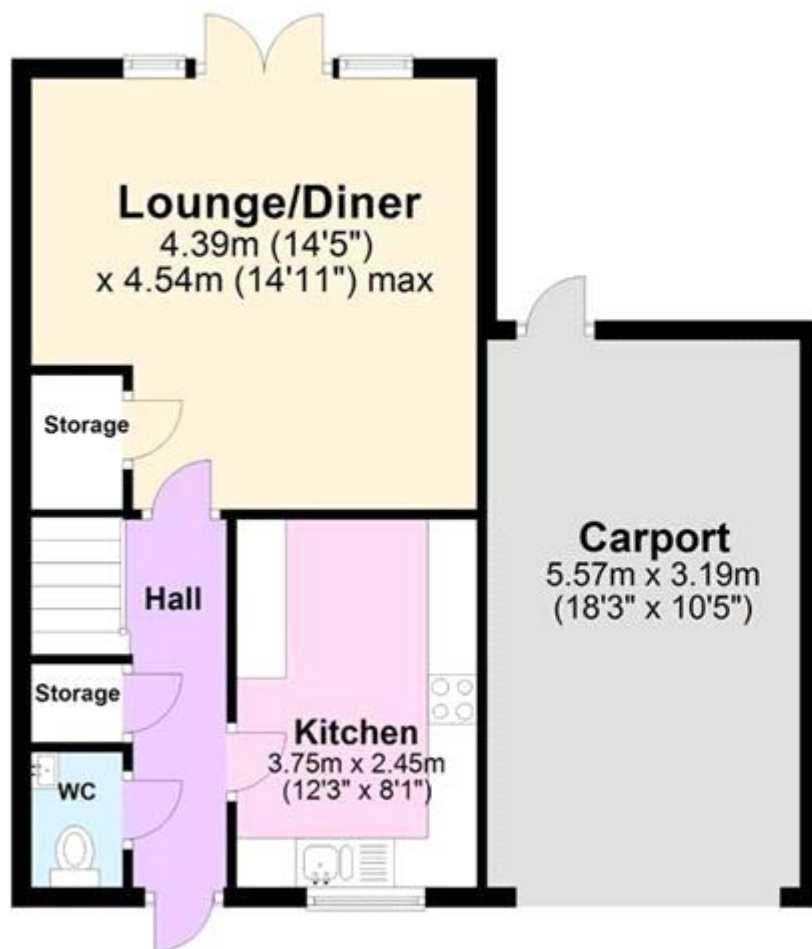
Garden details: Front Garden, Private Garden, Rear Garden

## Tenure

Freehold



### Ground Floor



### First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
 Oatley & O'Connor Ltd - Head Office  
 Oatley & O'Connor, 27 Castle Street, Canterbury, Kent CT1 2PX  
 Tel: 01227 903156 Email: [james@oatleyandoconnor.com](mailto:james@oatleyandoconnor.com) Website:  
<https://oatleyandoconnor.com/>

