



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



**138 CORNWALLIS AVENUE,
AYLESHAM**

£249,995 Freehold

**A FOUR BEDROOM SEMI DETACHED HOUSE IN A
QUIET CUL-DE-SAC LOCATION**

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**ENTRANCE HALL, CLOAKROOM, KITCHEN/DINER, LIVING ROOM,
FOUR BEDROOMS, FAMILY BATHROOM, GARAGE,
SHED, ENCLOSED REAR GARDEN, GAS CENTRAL HEATING,
DOUBLE GLAZING, PARKING FOR THREE CARS**

Description

This large semi-detached house benefits from garage and off road parking for several vehicles. Situated in a quiet cul-de-sac location on the edge of the village of Aylesham. A village with great access to the A2, along with the towns of Canterbury, Dover, Folkestone and Sandwich all of which can be reached by regular bus service. The village offers a choice of primary school and nursery.

The house is of brick faced elevations under a pitch tiled roof and with the benefit of UPVC replacement double glazed in Georgian style. The property has been refurbished to a very high standard and boasts a new modern kitchen with integrated appliances, fully tiled bathroom with corner bath and newly laid drive way.

The accommodation comprises:-

ENTRANCE HALL

Having spotlights, wall and base high gloss storage cupboards, gas central heating boiler. Large storage cupboard. Door to:-

CLOAKROOM

Comprises of new w.c. and basin, half tiled walls and tiled floor.

KITCHEN/BREAKFAST AREA 3.81m x 5.56m (12'6" x 18'3")

Comprises of new modern high gloss kitchen wall and base cupboards, with integrated washing machine and dish washer, breakfast bar and large open plan dining area, tiled floor throughout with the benefit of underfloor heating and radiators.

LIVING ROOM 14'9" x 13'9" (4.50m x 4.19m)

Having a bay window which provides fantastic light to the living room. Newly decorated with ample space for family time and a radiator. Door through to the stairs.

MASTER BEDROOM 15'2" x 11'0" (4.62m x 3.35m)

Large double bedroom has 2 large fitted wardrobes with ample hanging and storage space, and a radiator.

BEDROOM TWO (Rear) 17'2" x 7'7" (5.23m x 2.31m)

Double bedroom benefiting from being newly decorated with fantastic countryside views. Having fitted wardrobe and radiator.

BEDROOM THREE (Rear) 11'5" x 9'10" (3.48m x 3.00m)

Double bedroom benefiting from fitted storage and hanging area, and radiator. Coupled with countryside views.

BEDROOM FOUR/STUDY (Side) 8'1" x 6'11" (2.46m x 2.11m)

Newly decorated single room, still large enough to fit a single bed and wardrobe with radiator. Currently used as an office.

FAMILY BATHROOM 2.10m x 2.00m (6'11" x 6'7")

Has a corner bath with a mixer top and a separate thermostatic power shower above. Low level WC and pedestal basin, fully tiled walls, radiator and airing cupboard housing the hot water tank.

LOFT

Accessed from landing with fixed ladder, fully boarded and carpeted.

OUTSIDE

Front garden and gravel driveway provides parking for 3 vehicles. Double gates leading to rear garden and garage.

REAR GARDEN

Panelled fencing surrounding a good size lawned garden with patio area. There is a large GARAGE with power and light which is currently used as a workshop with connected SHED with power and light.

COUNCIL TAX BAND

Band B.

AGENT'S NOTE

This property is owned by a member of staff from H. Wald & Co.

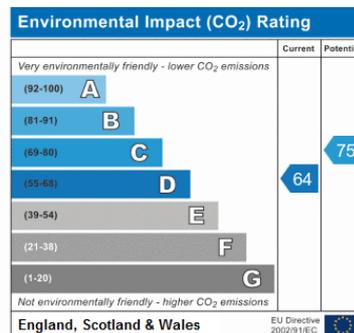
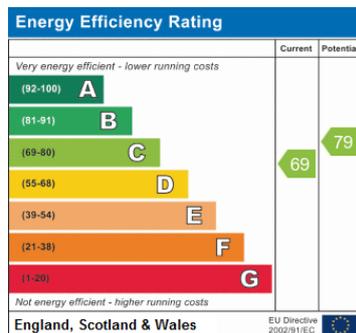
Tenure Freehold

Postcode CT3 3HJ

Viewings Strictly by appointment only -
Property Reference HWALD_008558

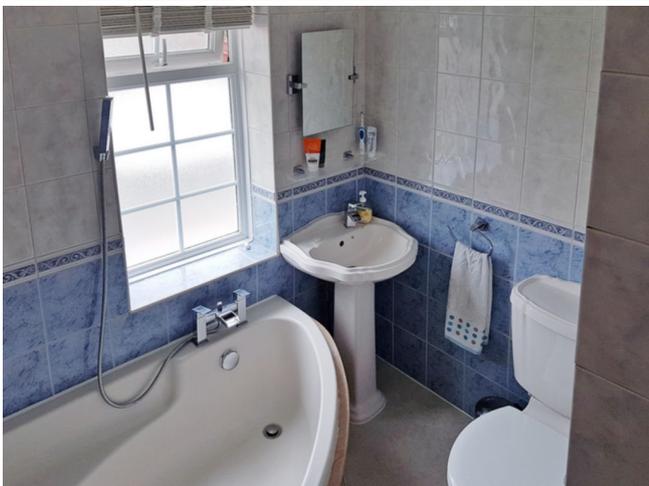
Opening Hours:

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00





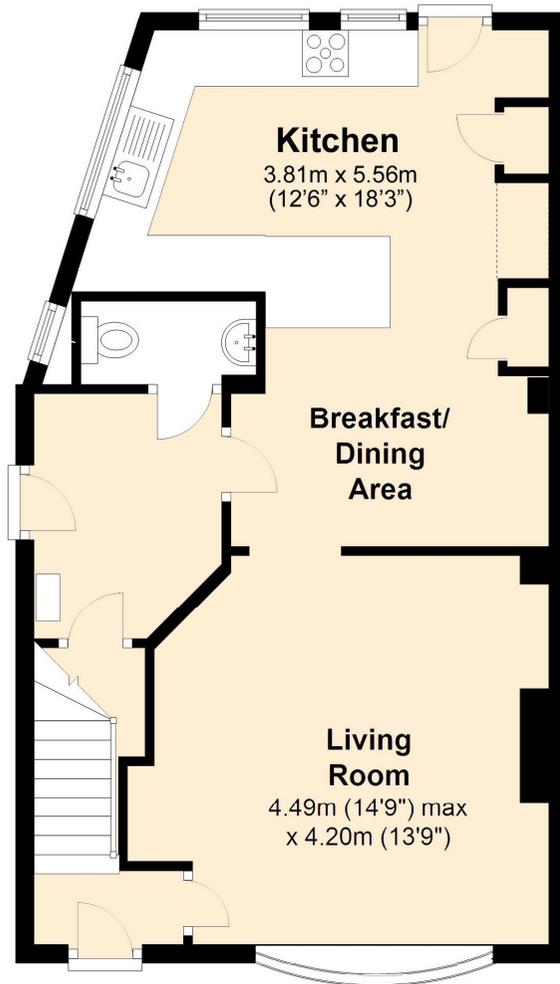






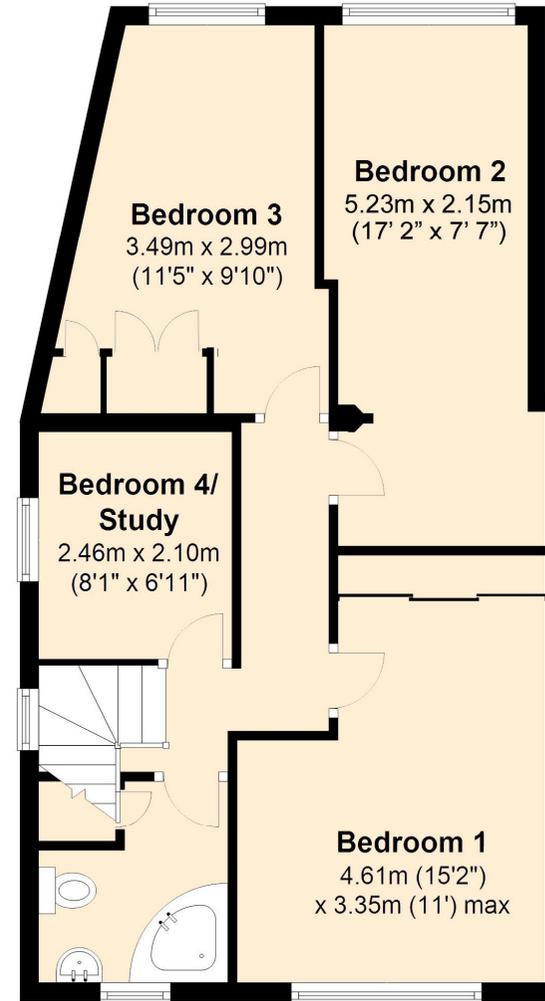
Ground Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



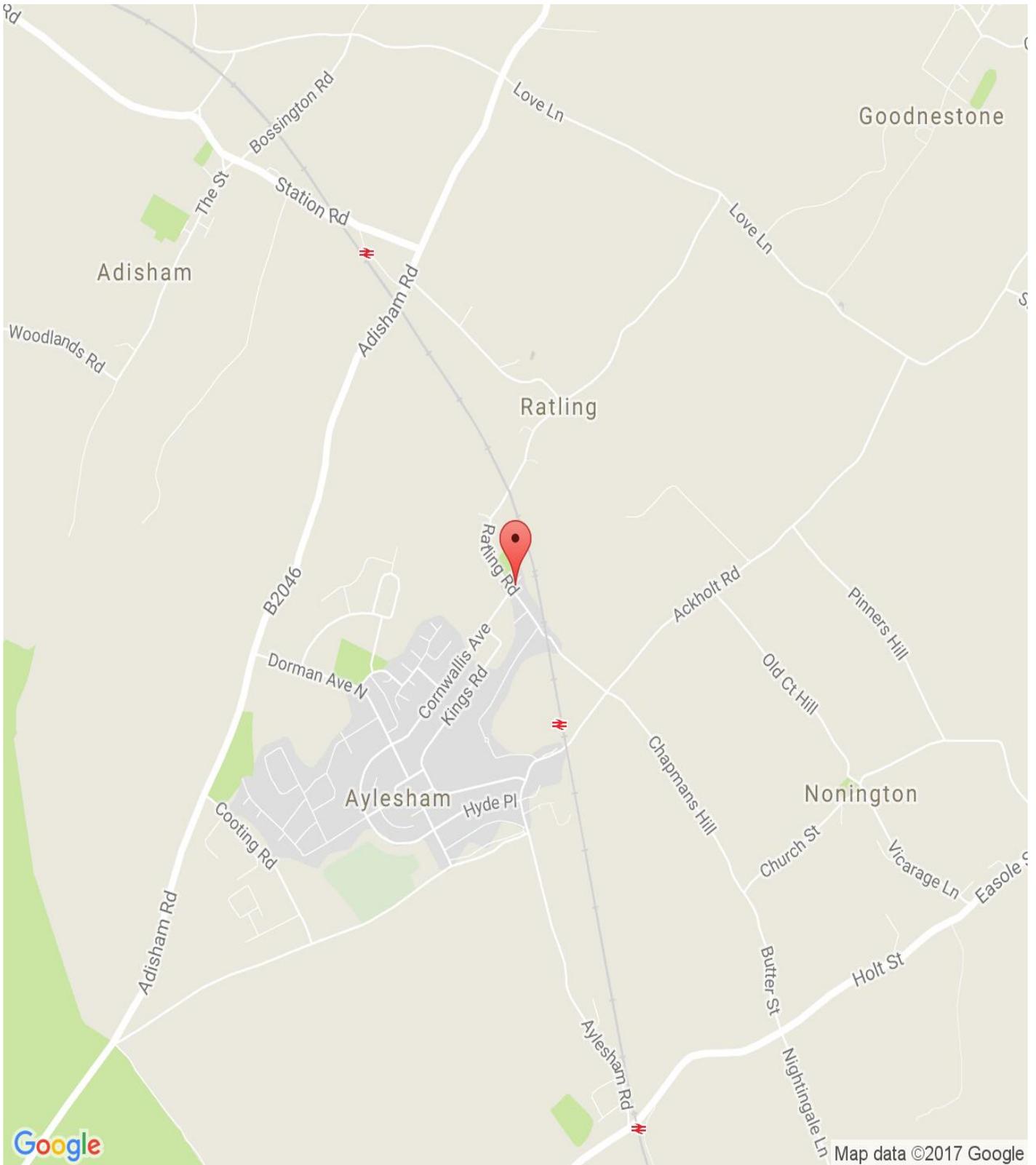
First Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



Total area: approx. 107.9 sq. metres (1161.1 sq. feet)

This plan is for illustration purposes only and may not be fully representative of the property



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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