



Price
£625,000

Freehold

4x  2x  2x 

**Black Robin Lane,
Kingston, Canterbury,
Kent, CT4**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

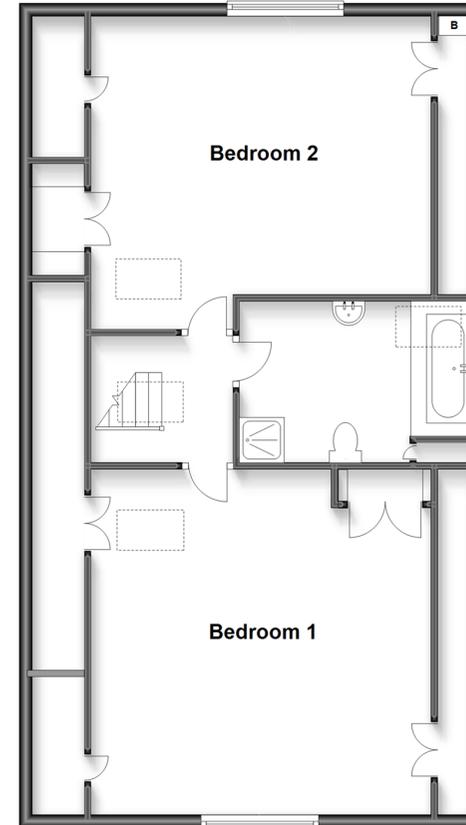
Ground Floor

Approx. 125.6 sq. metres (1352.1 sq. feet)



First Floor

Approx. 84.9 sq. metres (913.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 17'5 x 12'9 (5.31m x 3.89m)

Dining Area: 19'1 x 8'8 (5.82m x 2.64m)

Kitchen: 19'1 x 8'3 (5.82m x 2.52m)

Utility Room: 8'1 x 5'4 (2.47m x 1.63m)

Study

Bedroom 3: 11'5 x 11'3 (3.48m x 3.43m)

Bedroom 4: 11'5 x 11'2 (3.48m x 3.41m)

Shower Room: 8'8 x 6'9 (2.64m x 2.06m)

Landing

Bedroom 1: 17'5 x 17'3 (5.31m x 5.26m)

Bathroom: 11'8 x 8'1 (3.56m x 2.47m)

Bedroom 2: 17'4 x 14'4 (5.29m x 4.37m)

OUTSIDE

Driveway

Garage

Front Garden

Rear Garden

FIRST FLOOR



Main features

- Immaculately presented detached chalet bungalow
- Nestled near the North Downs Way, an area of "Outstanding Natural Beauty"
- Stylish & spacious rooms of good proportion
- Cleverly arranged with living spaces overlooking rolling fields
- Local woodland walks in Kingston and Barham



Nearest Schools

Primary Schools: Barham C of E Primary 0.9 miles, Bridge Primary 2.7 miles
Secondary Schools: Simon Langton Girls' Grammar School 4.0 miles, Simon Langton Grammar School for Boys 4.1 miles



Transport Information

Train Stations: Aylesham 2.2 miles, Canterbury West High Speed service 6.9 miles



Address

Black Robin Lane, Kingston, Canterbury, Kent, CT4



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(72)	B(81)

10347163/20230207/AH/AH