



**Price**  
**£470,000**  
**Freehold**

4x  2x  2x 

The Cambridge, Lakehill Road, Canterbury,  
Kent, CT3

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Lounge: 16'7 x 11'11 (5.06m x 3.63m)

Kitchen/Dining/Family Room: 25'2 x 13'1 (7.68m x 3.99m)

Utility Room: 6'7 x 5'9 (2.01m x 1.75m)

Cloakroom

Hallway

Bedroom 2: 13'4 x 10'10 (4.07m x 3.30m)

Bedroom 3: 11'1 x 9'9 (3.38m x 2.97m)

Bedroom 4: 9'1 x 7'6 (2.77m x 2.29m)

Bathroom

### OUTSIDE

Garage

Rear Garden

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 14'0 (4.30m x 4.27m)

En suite





## Main features

- Detached new build house
- Open plan kitchen/diner/family room with utility room
- Contemporary kitchen exclusive to Redrow with high end integrated appliances
- En suite to bedroom 1 with modern white sanitaryware and chrome fittings
- Detached garage and off-road parking



### Nearest Schools

Primary Schools: Kemsley Primary 18. miles, Milton Court Primary 18. miles, Regis Manor Community Primary 18. miles

Secondary Schools: Borden Grammar School 18. miles,



### Transport Information

Train Stations: Newington 21. miles, Rainham 23. miles, Gillingham 26. miles



### Address

The Cambridge, Lakehill Road, Canterbury, Kent, CT3



### Directions

For directions to this property please contact us.





Call Canterbury Branch 01227 766669 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

10348662/20240416/TG/JT