



St Lawrence House Canterbury, Kent

St Lawrence House

7 St Lawrence Road,
Canterbury, Kent CT1 3EY

A beautifully presented modern family home close to the city centre

Canterbury city centre Under 1 mile, Canterbury West station 2 miles

Entrance hall | Sitting room | Study | Dining room
Kitchen/breakfast room | Conservatory
Ground floor shower room | Master bedroom suite with dressing room and en suite bathroom
4 Further bedrooms | Bathroom | Separate WC
Second floor family area | Garden | Parking
EPC rating D

The property

St Lawrence House is a wonderful family home situated in a convenient location close to Canterbury city centre. The principal reception rooms are of good proportions with oak flooring throughout, and arranged to create a great sense of flow with a Bang & Olufsen entertainment system featured in the majority of rooms (available by separate negotiation). The fantastic kitchen features porcelain tiled flooring with underfloor heating and Corian work surfaces with integrated coffee machine, and Bang & Olufsen wall mounted TV and speakers (available by separate negotiation). The kitchen gives access to the light and airy conservatory.

Twin staircases lead to the first floor. The staircase to the right gives access to the spacious and luxurious master bedroom suite, which features a substantial dressing room with fitted Canadian maple wardrobes, and bathroom suite with Jacuzzi bath, Teuco multi-jet steam shower and built in sauna, with porcelain tile floor with underfloor heating and a speaker system.

The staircase to the left gives access to four further bedrooms, a bathroom and a separate WC. The second floor comprises two rooms arranged as a fantastic family area with den and bedroom.

The front garden is largely laid to lawn with a path and hedging on the borders. A gate leads to the rear garden, which is divided by a fence into a lawned area and gravelled parking area which provides ample parking. There is vehicular access down the right side of the house off St Lawrence Road.

Location

St Lawrence House is superbly situated to enjoy all that Canterbury has to offer, including a wide range of cultural, sporting and recreational amenities, together with an excellent range of educational facilities.

Canterbury has two stations with services to London. The High Speed link to London St Pancras from Canterbury West station takes around 57 minutes.

The nearby A2 links directly to the motorway network and the area has good access to the Continent.

General

Local Authorities: Canterbury City Council (01227 862000); Kent County Council (03000 414141)

Services: St Lawrence House has all mains services; gas-fired central heating.

Directions

From the city centre, leave on the New Dover Road. Go straight over at the traffic lights and continue up New Dover Road and take the second right into St Lawrence Road, where the property will be found on the right hand side.





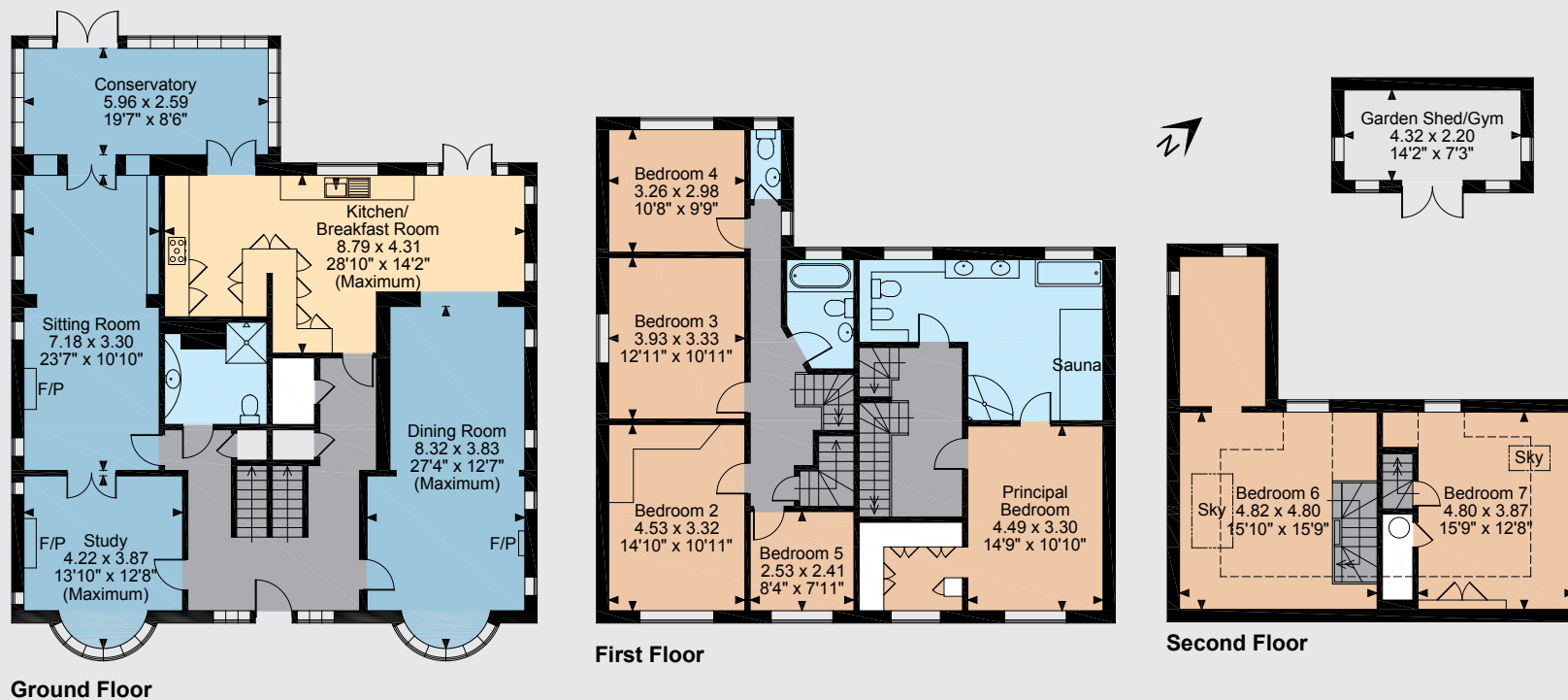




Floorplans

Gross internal area 3,259 sq ft (303 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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