

53 Island Road, Upstreet, Canterbury, Kent, CT3 4BZ

www.finns.co.uk

**53 Island Road, Upstreet, Canterbury,
CT3 4BZ**

£595,000 Freehold

A spacious and beautifully presented 5 bedroom detached family home which has been thoroughly modernised and updated by the current owners.

- Large 5 Bedroom Detached Family Home
- Thoroughly Modernised By The Current Owners
- Three Reception Rooms
- Ample Off Road Parking With Electric Gates
- Utility Room
- New Central Heating System
- Detached Double Garage
- Gym/Home Office
- Lawned Garden & Large Patio Area

The front door opens to the porch and through to the entrance hall with stairs to the upper floors with a stylish glass balustrade. The large sitting room has space for all the family and benefits from an electric fireplace and patio doors leading to the rear garden. The recently fitted kitchen has an integrated appliances including two double ovens, microwave and coffee machine. Also on the ground floor is a separate dining room, snug and w.c.

Upstairs, the master bedroom has built in wardrobes and a spacious en-suite shower room.



The owners have created a very useful utility room on the first floor with a good range of built in units and spaces for a washing machine and tumble dryer.

Bedrooms 2 and 3 complete the first floor and are good sized doubles. The second floor comprises bedrooms 4 & 5, a shower room and a very useful home office – ideal for those who work from home.

Outside there is a spacious patio, ideal for entertaining and a large garden which is mainly laid to lawn and measures approximately 90' x 75'. There is a detached building with power and light connected currently used as a gym but could also be an additional office space.

There is plenty of off road parking and a turning area accessed via an electric gate with a driveway leading to a detached double garage with an electric door.

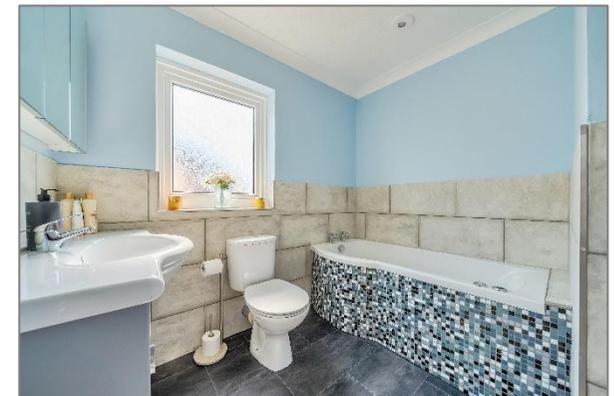
Upstreet is located 8 miles North-East of the city of Canterbury on the A28 with easy access to both Canterbury and Margate. The village benefits from a post office, shop and pub all within easy walking distance of the house. The nearby villages of Chislet and Hoath have well regarded primary schools.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains electricity, water & drainage. Oil central heating

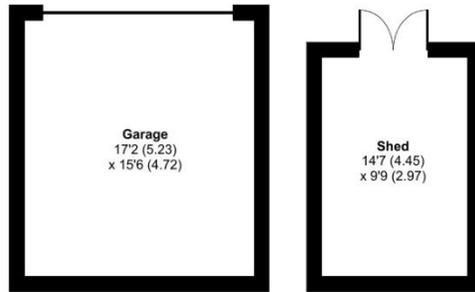
Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were revised on 16/05/25



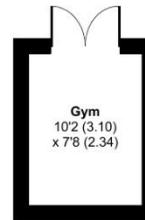


Garden
Approximate
90' (27.44)
75' (22.8)

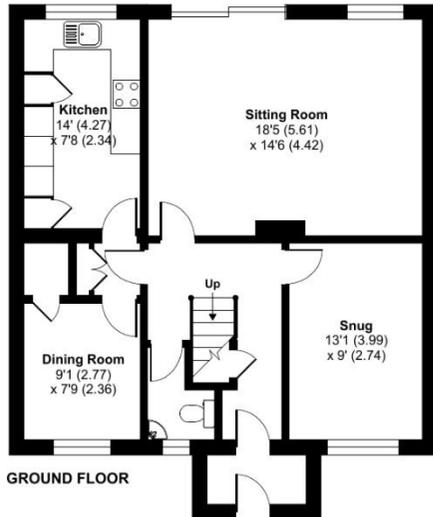
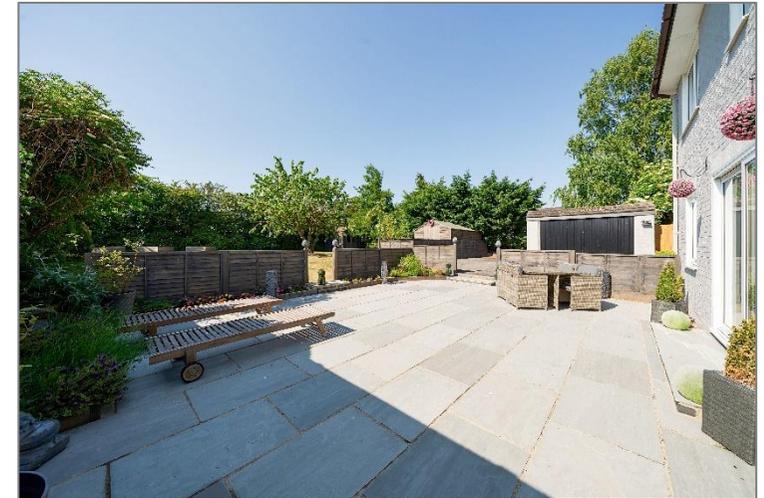


Approximate Area = 1995 sq ft / 185.3 sq m
Limited Use Area(s) = 207 sq ft / 19.2 sq m
Garage = 266 sq ft / 24.7 sq m
Shed & Gym = 221 sq ft / 20.5 sq m
Total = 2689 sq ft / 249.8 sq m

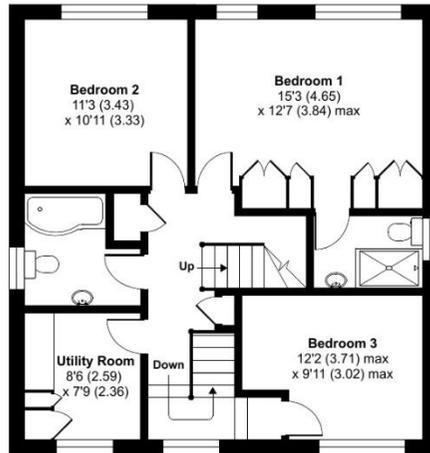
For identification only - Not to scale



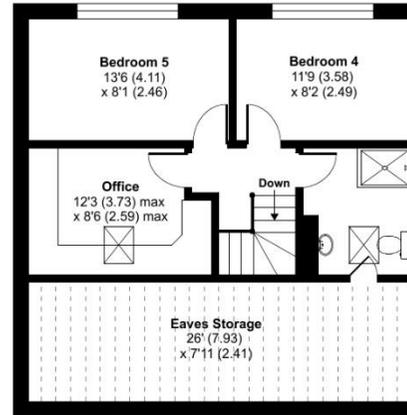
Denotes restricted
head height



GROUND FLOOR



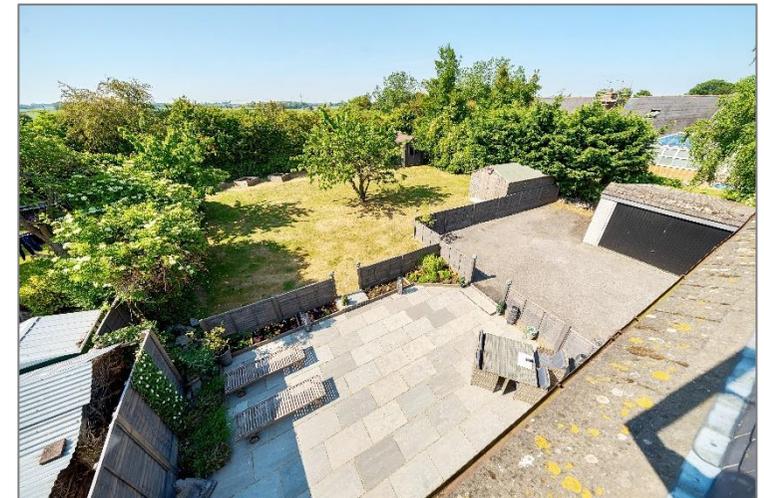
FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2023. Produced for Finns. REF: 995645

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	39 E
1-20	G		



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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Canterbury
Kent CT1 2QD
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Sales: 01304 612147
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