



## Canterbury

Guide Price: £425,000 Freehold



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY

93 Heaton Road  
Canterbury  
CT1 3QA

#### DESCRIPTION

93 Heaton Road is an attractive, semi-detached house built, we believe, in the 1930s.

The property has been beautifully refurbished to an extremely high quality and standard, which includes re-wiring and plumbing, insulated loft, new bathroom, radiators and boiler, some replacement windows, along with a fabulous kitchen extension. Other internal features include stylish interior doors, wood panelling to some walls, attractive wood flooring that sweeps through the ground floor, and is beautifully decorated.

Construction is of red brick with tile hung front façade, double glazed windows and front entry door, under a tiled roof.

#### FEATURES

**Entrance:** stairs to first floor

**Sitting room:** feature fireplace place with attractive wooden surround, wood panelling to one wall, pretty egg and dart coved ceiling, double-glazed bay window overlooking front garden, wood flooring

**Dining room:** feature fireplace with attractive surround, wood flooring

**Kitchen:** newly fitted with range of wall mounted cabinets, integrated appliances to include dishwasher and ovens, central island with ceramic induction hob, extractor. Bi-fold doors open onto rear garden

**Utility/WC:** range of cupboards housing washing machine and tumble dryer, WC and hand basin on pedestal

#### Landing

**Bedroom 1:** bay window overlooking front garden, feature fireplace, wood panelling and wall lights

**Bedroom 2:** double bedroom, double-glazed window, feature fireplace

**Bedroom 3:** single bedroom currently arranged as a study

**Bathroom:** panelled bath with chrome shower head, glass shower screen, hand basin set on chrome frame, WC attractive tiling.



## OUTSIDE

To the front of the property is a shingled area that provides ample off-road parking.

The lovely landscaped, south-facing rear garden is mainly laid to lawn with sandstone sun terraces, well stocked flower borders, garden shed and outside lighting. A side gate gives access to the front, and the garden is enclosed by fenced boundaries.

## SITUATION

The property is located to the south of Canterbury City and backs onto open playing fields. There is a small parade of local shops for everyday amenities, whilst the bustling high street of Canterbury City centre is about a mile away and offers an excellent shopping centre with a good choice of restaurants, bars, cafés, shops, and many cultural interests including the popular Marlowe Theatre. Recreational facilities include championship cricket at the Spitfire St Lawrence Ground, rugby, swimming pool, leisure centre and golf courses. The River Stour offers interesting boats trips and lovely riverside walks. There is a good choice of schools in both the state and private sectors, girls' and boys' grammar schools, and colleges and universities.

Transport links are also good, with the A2 linking into the M2, M20/M25 and other motorway networks.

Canterbury has two mainline railway stations, both within walking distance. Canterbury West operates the HS1 train service to London St Pancras in just under an hour. The Port of Dover and Eurotunnel are within easy reach, providing services to the continent.

## PROPERTY INFORMATION

**Services:** All mains services are connected

**Local Authority:** Canterbury City Council

**Council Tax Band:** C

## VIEWINGS

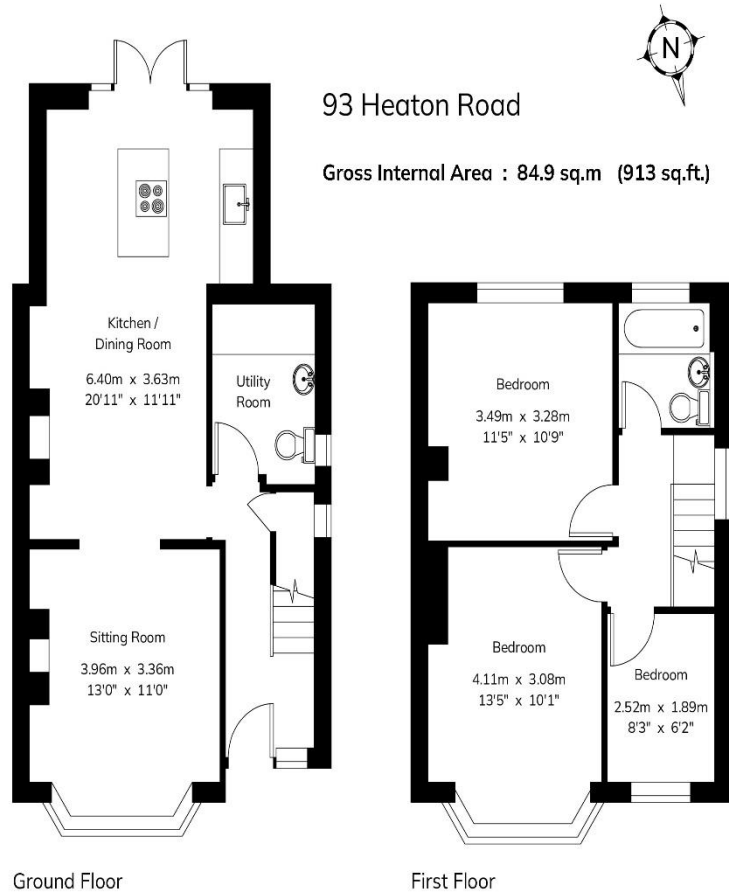
Strictly by appointment through Whitney Homes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer**

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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