



Charles Bainbridge



34 Smith Way,
Canterbury, Kent, CT1 1WD

£350,000





Located within a popular modern development on the outskirts of Canterbury, Smith Way is an immaculate three-bedroom semi-detached home arranged over three floors and finished to a superb standard throughout. A bright and welcoming entrance hall leads into a beautifully presented living room, positioned at the front of the house and filled with natural light. To the rear, the stylish kitchen and dining room features sleek cabinetry, generous worktop space and integrated appliances, with French doors opening directly onto the garden allowing for indoor and outdoor living. A downstairs W/C also serves the ground floor.

On the first floor are two well-proportioned bedrooms along with a modern family bathroom finished with quality tiling and fittings. The layout offers great flexibility, with one bedroom equally suited as a guest room, nursery or home office. The entire top floor is dedicated to the impressive master suite, a spacious and tranquil room with built-in storage and a contemporary en-suite shower room, offering an excellent sense of privacy. The rear garden has been thoughtfully landscaped to provide an attractive yet low-maintenance outdoor space, featuring raised beds, a gravelled seating area, and a pergola creating a sheltered spot for entertaining or relaxing. The garage sits to the side of the home and has electric, to the front of the garage is parking for two cars and EV charger.

Smith Way is well placed for access to Canterbury’s historic city centre, a range of highly regarded schools, local amenities and excellent transport links, including high-speed rail services to London. With its modern layout, generous accommodation and immaculate finish, Smith Way represents a fantastic opportunity for families, professionals or anyone seeking a move-in-ready home in a convenient and desirable location.

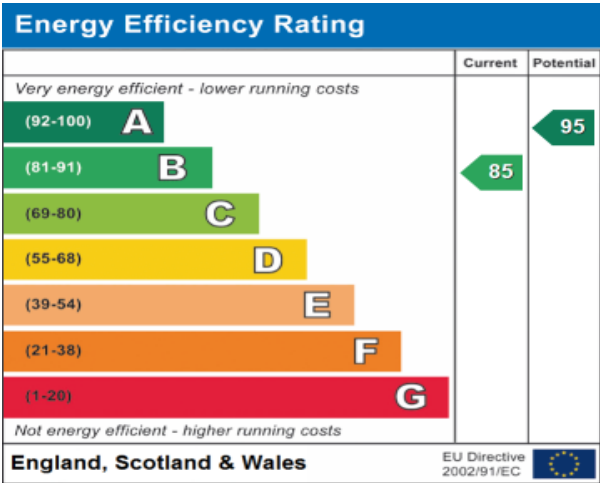
Services: Mains drainage, electricity and water. No gas to the property.

Tenure: Freehold

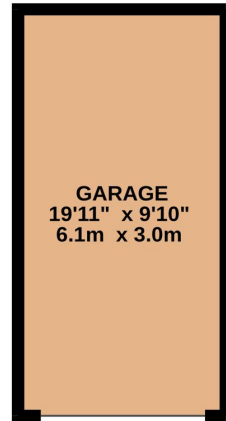
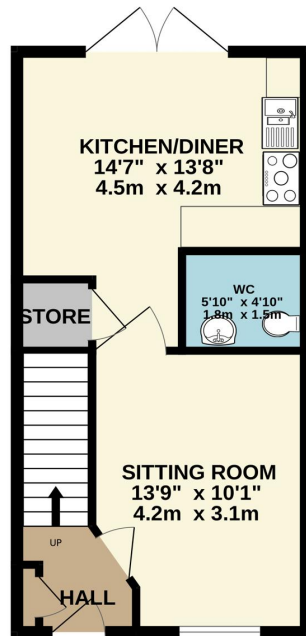
Council Tax Band: D

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

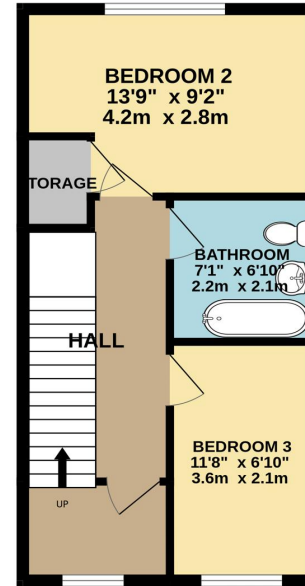
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



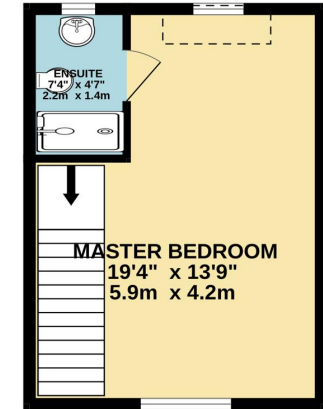
GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
266 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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