



**Price**  
**£400,000**

**Freehold**

4x  2x  1x 

**Station Road West,  
Canterbury, Kent, CT2**



**Video Tour available**

**Wards**  
Helping you move forwards





## Main features

- Ideal family home within walking distance to the historic city of Canterbury
- Excellent commuter property next to Canterbury West station
- Lovely enclosed courtyard garden
- Garage
- No onward chain involved

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Kitchen:** 14'0 x 7'10 into recess (4.27m x 2.39m)

**Lounge:** 15'0 x 11'8 into recess (4.58m x 3.56m)

### FIRST FLOOR

#### Landing

**Bedroom 2:** 11'9 x 10'8 (3.58m x 3.25m)

**Shower Room:** 8'1 x 5'2 (2.47m x 1.58m)

**Bedroom 3:** 11'9 x 8'9 (3.58m x 2.67m)

### SECOND FLOOR

#### Landing

**Bedroom 1:** 11'9 x 10'6 into recess (3.58m x 3.20m)

**En-suite Shower Room:** 7'0 x 4'8 (2.14m x 1.42m)

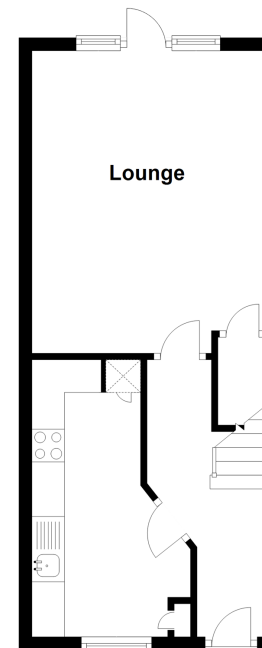
**Bedroom 4:** 11'10 x 7'3 (3.61m x 2.21m)

### OUTSIDE

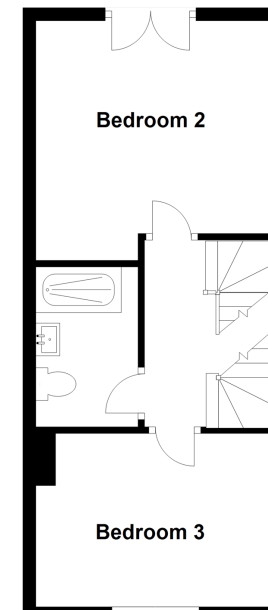
#### Garage

#### Courtyard Garden

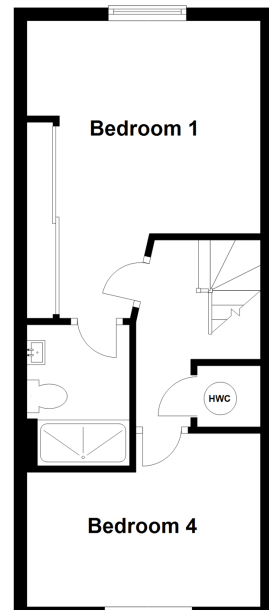
**Ground Floor**  
Approx. 32.2 sq. metres (346.7 sq. feet)



**First Floor**  
Approx. 32.2 sq. metres (346.7 sq. feet)



**Second Floor**  
Approx. 32.2 sq. metres (346.7 sq. feet)



**Call Canterbury - 01227 766669 ■ [wardsforkent.co.uk](http://wardsforkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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