



**Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**White Hill Close,  
Lower Hardres,  
Canterbury, Kent, CT4**

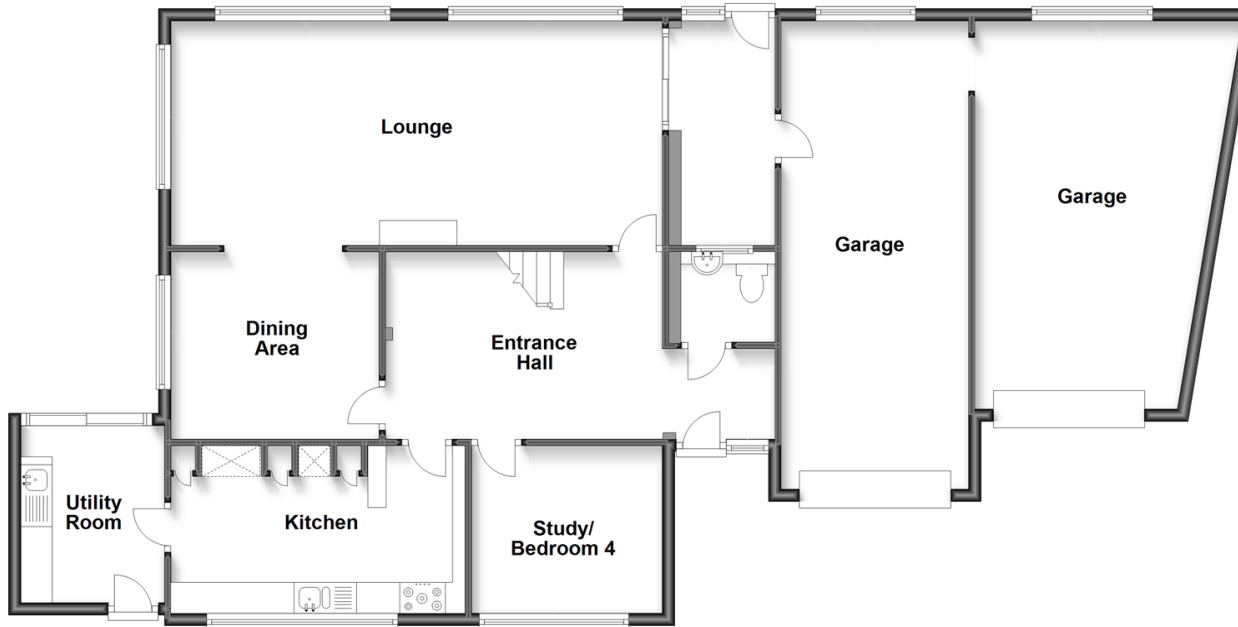
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

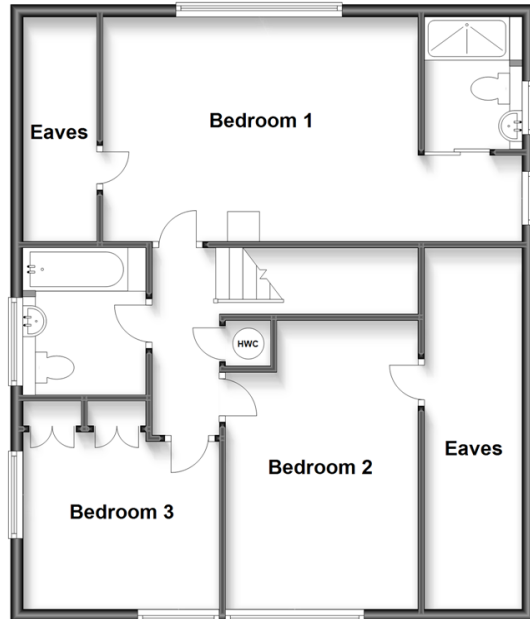
### Ground Floor

Approx. 141.9 sq. metres (1527.8 sq. feet)



### First Floor

Approx. 61.8 sq. metres (665.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom: 5'1 x 4'8 (1.55m x 1.42m)

Study/Bedroom 4: 9'9 x 8'8 (2.97m x 2.64m)

Kitchen: 15'4 x 8'8 (4.68m x 2.64m)

Utility Room: 9'4 x 7'5 (2.85m x 2.26m)

Dining Area: 10'8 x 9'9 (3.25m x 2.97m)

Lounge: 27'0 x 11'9 (8.24m x 3.58m)

Rear Lobby

### FIRST FLOOR

Landing

Bedroom 1: 24'0 at widest point x 11'9 at widest point (7.32m x 3.58m)

En-Suite Shower Room: 6'9 x 5'0 (2.06m x 1.53m)

Bedroom 2: 15'4 x 10'0 (4.68m x 3.05m)

Bedroom 3: 10'4 x 9'0 (3.15m x 2.75m)

Bathroom: 7'7 x 6'4 (2.31m x 1.93m)

### OUTSIDE

Front Garden

Driveway

Garage 1: 24'8 x 9'2 (7.52m x 2.80m)

Garage 2: 19'0 x 14'0 (5.80m x 4.27m)

Side Garden

Rear Garden



## Main features

- High specification fitted kitchen with separate utility room
- Quiet cul-de-sac location
- Highly desirable village location of Lower Hardres
- Within the catchment area for reputable schools
- 2 x single garages with plentiful off road parking



### Nearest Schools

Primary Schools: Wincheap Foundation Primary 1.8 miles, Bridge and Patixbourne C of E Primary 1.9 miles, Petham Primary 2.0 miles  
Secondary Schools: Simon Langton Grammar School for Boys 1.1 miles, St Anselm's Catholic School 1.5 miles



### Transport Information

Train Stations: Canterbury East 2.0 miles, Canterbury West 2.7 miles, Chartham 2.8 miles



### Address

White Hill Close, Lower Hardres, Canterbury, Kent, CT4



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(67)	B(34)

10347999/20240105/TG/MW