



**Price**  
**£335,000**

**Freehold**

4x  2x  2x 

**Pleydell Crescent,  
Sturry, Canterbury,  
Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Parking for multiple cars and a garage with power**
- **Newly decorated throughout**
- **Short drive or bus ride to Canterbury city centre**
- **Outstanding ofsted school close by**
- **Local train station has links into London, Canterbury and beyond**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 4: 15'1 x 9'6 (4.60m x 2.90m)

Dining Room: 13'5 x 10'10 (4.09m x 3.30m)

Bathroom: 7'8 x 5'6 (2.34m x 1.68m)

Lounge/Diner: 16'6 x 10'10 (5.03m x 3.30m)

Kitchen: 10'9 x 9'3 (3.28m x 2.82m)

### FIRST FLOOR

Landing

Bedroom 1: 20'5 x 9'4 (6.23m x 2.85m)

En Suite Shower Room: 5'4 x 5'4 (1.63m x 1.63m)

Bedroom 2: 13'10 x 10'0 (4.22m x 3.05m)

Bedroom 3: 10'7 x 7'11 (3.23m x 2.41m)

### OUTBUILDING

Garage

### OUTSIDE

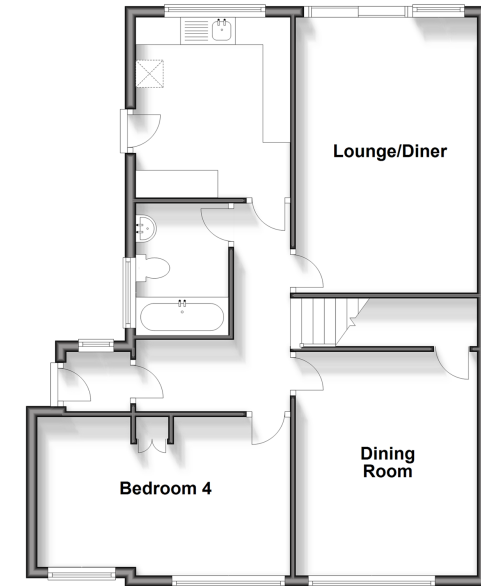
Front Garden

Off Road Parking

Rear Garden

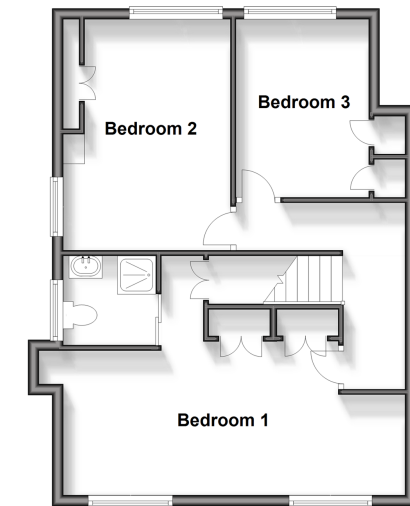
### Ground Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



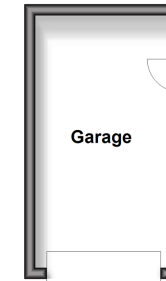
### First Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



### Outbuilding

Approx. 11.5 sq. metres (123.7 sq. feet)



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



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