



Price
£475,000

Freehold

4x  2x  2x 

**Abingdon Grove,
Upstreet, Canterbury,
Kent, CT3**

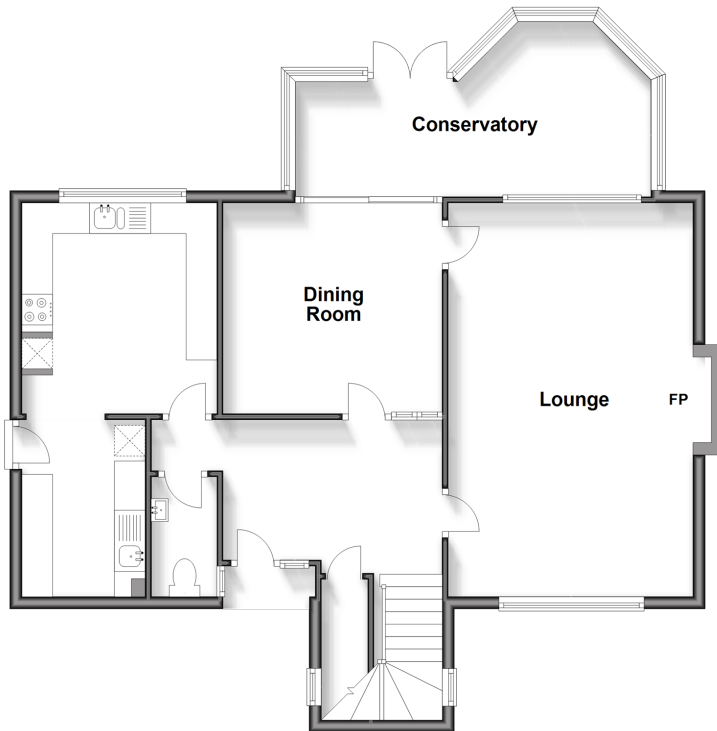
OVER 60?

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

Wards
Helping you move forwards

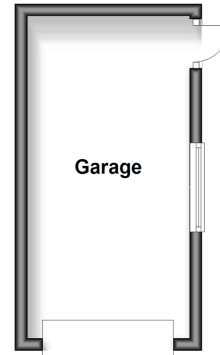
Ground Floor

Approx. 86.9 sq. metres (935.2 sq. feet)



Outbuilding 1

Approx. 13.2 sq. metres (141.8 sq. feet)



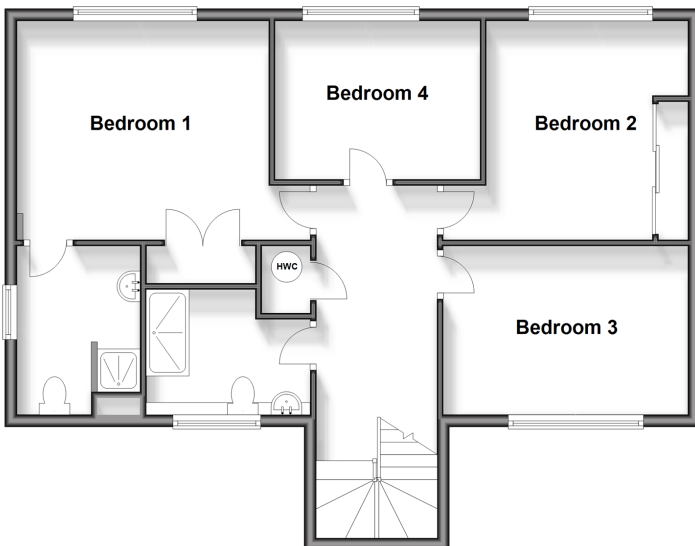
Outbuilding 2

Approx. 25.0 sq. metres (269.3 sq. feet)



First Floor

Approx. 74.3 sq. metres (799.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 21'2 x 13'0 (6.46m x 3.97m)

Dining Room: 11'8 x 11'4 (3.56m x 3.46m)

Conservatory: 20'3 x 10'1 (6.18m x 3.08m)

Kitchen: 11'3 x 10'5 (3.43m x 3.18m)

Utility Room: 9'5 x 6'9 (2.87m x 2.06m)

FIRST FLOOR

Landing

Bedroom 1: 13'6 x 11'7 (4.12m x 3.53m)

En-Suite Shower Room

Bedroom 2: 11'9 x 10'11 (3.58m x 3.33m)

Bedroom 3: 13'5 x 9'1 (4.09m x 2.77m)

Bedroom 4: 11'4 x 8'5 (3.46m x 2.57m)

Bathroom

OUTBUILDING 1

Garage

OUTBUILDING 2

Garage/Workshop

OUTSIDE

Front Garden

Driveway x 2

Rear Garden



Main features

- Two garages and driveways offering plenty of parking
- Fantastic house with bundles of space
- Blank canvas, just waiting for you to put your own stamp on
- Generous corner plot with potential to extend (subject to planning permission)
- Quiet village location with the Kent coast in one direction and Canterbury the other way



Nearest Schools

Primary Schools: Chislet C of E Primary 0.7 miles, Hoath Primary 1.5 miles, Hersden Community Primary 1.6 miles
Secondary Schools: Spires Academy 2.1 miles, Herne Bay High School 4.3 miles, Chaucer Technology School 5.4 miles



Transport Information

Train Stations: Sturry 3.8 miles, Herne Bay 4.3 miles, Adisham 5.7 miles, Bekesbourne 5.7 miles



Address

Abingdon Grove, Upstreet, Canterbury, Kent, CT3



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ 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.



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