



Price
£475,000

Freehold

4x  1x  2x 

**Shalloak Road,
Broad Oak, Canterbury,
Kent, CT2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Mature and well maintained garden
- Garage with power and lighting plus a generous driveway
- Dual aspect lounge with feature fireplace
- One of a kind detached property in the popular area of Broad Oak
- Bundles of potential to adapt and update to your requirements

Accommodation

GROUND FLOOR

Entrance Porch
 Dining Room: 13'8 x 12'7 (4.17m x 3.84m)
 Lounge: 24'3 x 12'1 (7.40m x 3.69m)
 Cloakroom
 Kitchen: 14'3 x 8'11 (4.35m x 2.72m)
 Utility Room: 9'3 x 8'9 (2.82m x 2.67m)

FIRST FLOOR

Landing
 Bedroom 1: 14'6 x 11'5 (4.42m x 3.48m)
 En Suite Shower Room
 Bedroom 2: 14'6 x 12'5 (4.42m x 3.79m)
 Bedroom 3: 13'11 x 9'1 (4.24m x 2.77m)
 Bedroom 4: 12'5 x 10'0 (3.79m x 3.05m)
 Bathroom: 7'5 x 7'4 (2.26m x 2.24m)

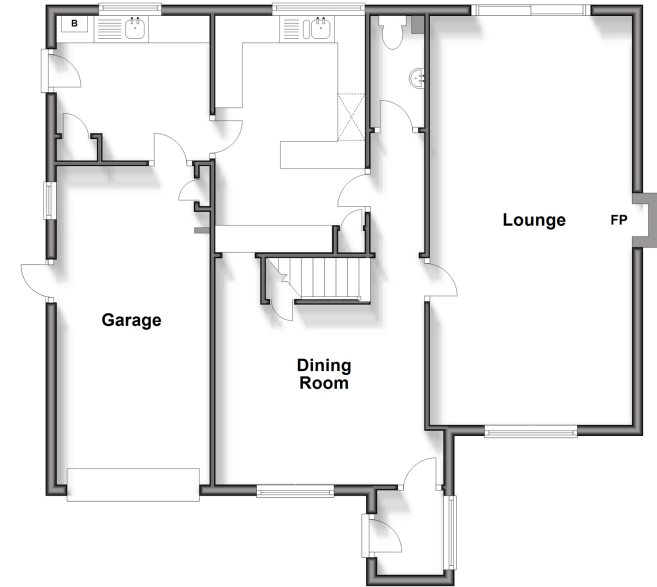
OUTBUILDING

Room 1

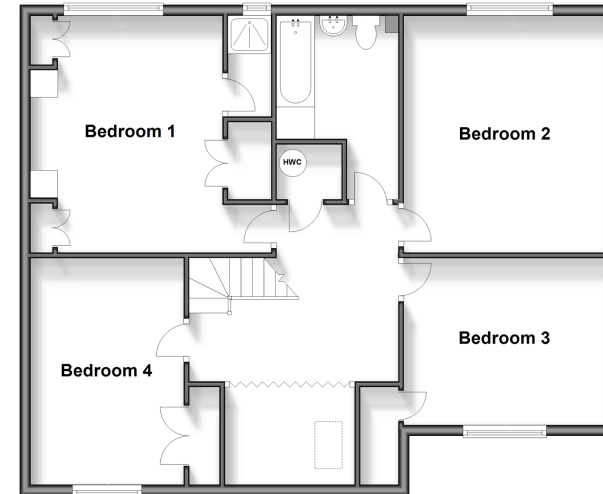
OUTSIDE

Front Garden
 Driveway
 Garage
 Rear Garden

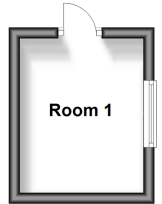
Ground Floor
 Approx. 89.2 sq. metres (959.8 sq. feet)



First Floor
 Approx. 87.0 sq. metres (937.0 sq. feet)



Outbuilding
 Approx. 6.4 sq. metres (69.4 sq. feet)



Call Canterbury - 01227 766669 ■ 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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