



Price

£475,000

Freehold

4x  2x  2x 

**Sweechgate, Broad Oak,
Canterbury, Kent, CT2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Spacious detached house in a popular area
- Double garage and driveway
- Being sold with no onward chain
- Endless potential subject to the necessary planning permissions being obtained
- Beautiful garden with sheds and storage, to be enjoyed all year round

Accommodation

GROUND FLOOR

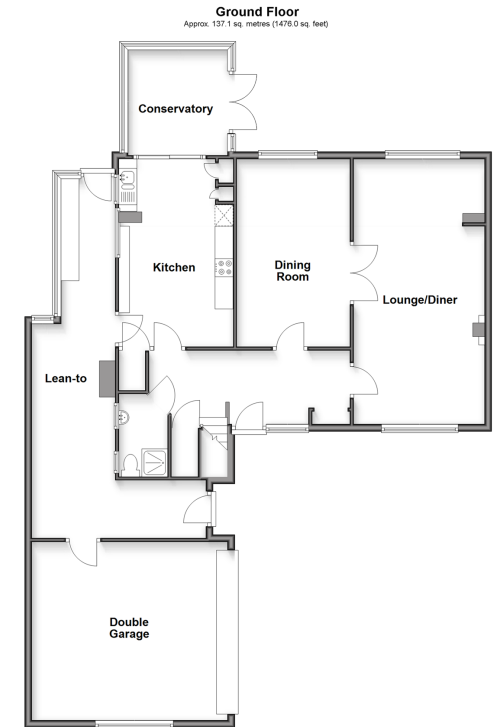
Entrance Porch
 Entrance Hallway
 Lounge/Diner: 24'6 x 11'10 (7.47m x 3.61m)
 Dining Room: 17'0 x 10'3 (5.19m x 3.13m)
 Shower Room: 7'6 x 4'4 (2.29m x 1.32m)
 Kitchen: 16'11 x 10'4 (5.16m x 3.15m)
 Conservatory: 9'8 x 9'5 (2.95m x 2.87m)
 Lean To : 29'7 x 7'1 (9.02m x 2.16m)

FIRST FLOOR

Landing
 Bedroom 1: 17'10 x 11'11 (5.44m x 3.63m)
 Bedroom 2: 17'11 x 16'3 (5.46m x 4.96m)
 Bedroom 3: 11'6 x 10'11 (3.51m x 3.33m)
 Bedroom 4: 10'11 x 10'2 (3.33m x 3.10m)
 Bathroom: 11'6 x 4'3 (3.51m x 1.30m)

OUTSIDE

Front Garden
 Driveway
 Double Garage : 17'4 x 16'1 (5.29m x 4.91m)
 Rear Garden



Call Canterbury - 01227 766669 ■ wardsokent.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 50% less, by purchasing a Lifetime Lease.



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