



Connells

George Roche Road
Canterbury

George Roche Road
Canterbury CT1 3FF

for sale
£400,000 - £425,000



Property Description

****GUIDE PRICE £400,000 TO £425,000**

Welcome to this stunning 4-bedroom, 3-story family home nestled on the highly sought-after George Roche Road. Offering spacious and versatile living, this beautifully maintained property is perfect for growing families or those seeking extra room to entertain. The ground floor features a bright, modern kitchen/dining area with ample storage, a cozy living room, and convenient guest WC. Upstairs, you'll find four generously sized bedrooms, two on the first floor with family bathroom. On the top-floor is a luxurious master suite with en-suite and a further double bedroom. Outside, enjoy a private rear garden perfect for summer gatherings, and 2 off-street parking spaces. Situated close to local schools, shops, and transport links, this home combines comfort, style, and practicality in a prime location. Don't miss this rare opportunity-schedule your viewing today!

Entrance Hall

16' 10" x 3' 4" (5.13m x 1.02m)

Cloakroom

5' 8" x 2' 9" (1.73m x 0.84m)

Kitchen/Diner

16' 6" x 6' 2" (5.03m x 1.88m)

Living Room

13' 5" x 12' 11" (4.09m x 3.94m)

Landing

18' x 6' 4" (5.49m x 1.93m)

Bedroom One

12' 3" x 12' 10" (3.73m x 3.91m)

Bedroom Two

11' 8" x 9' 2" (3.56m x 2.79m)

Bedroom Three

10' 11" x 6' 3" (3.33m x 1.91m)

Bathroom

11' 8" x 9' 2" (3.56m x 2.79m)

Master Bedroom

15' 1" x 12' 10" (4.60m x 3.91m)

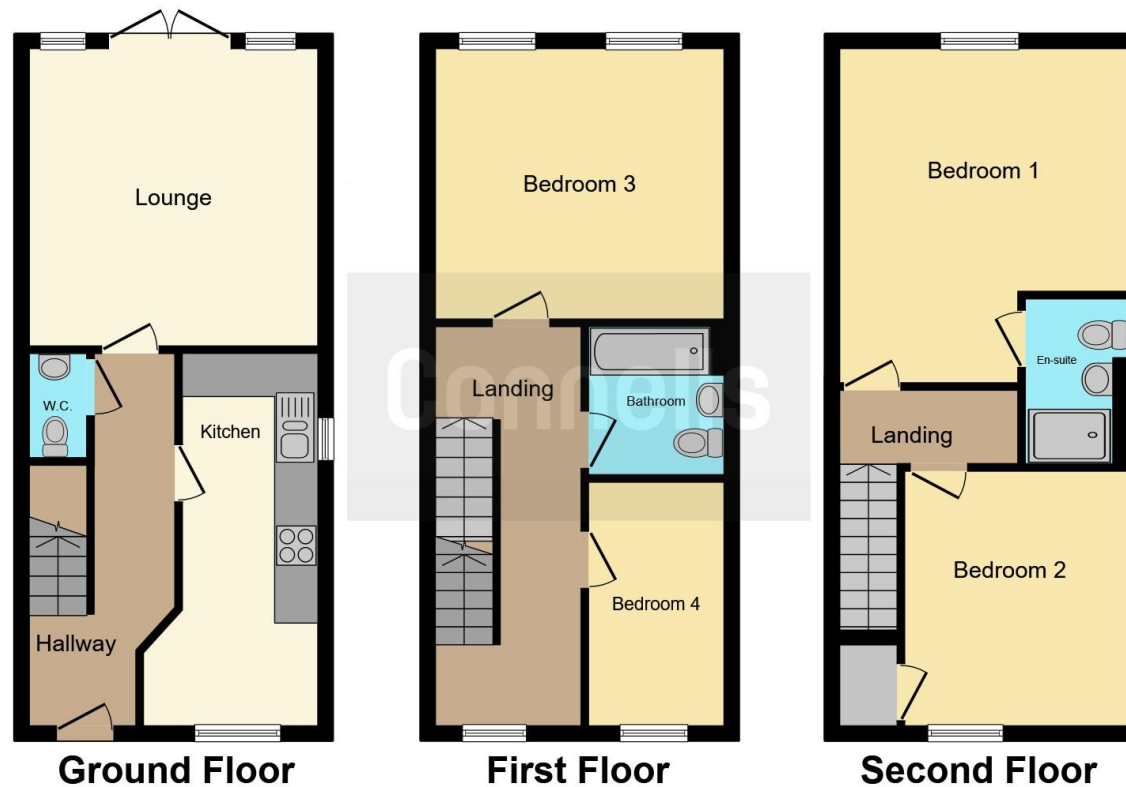
En Suite

7' 6" x 3' 10" (2.29m x 1.17m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBY406544



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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