



**SAXON SHORE**  
— ESTATE AGENTS —



## **15 Garden Close, Canterbury, CT2 9BP**

### **£450,000**

Introducing this four bedroom, link-detached house on Garden Close in Rough Common, just outside of Canterbury, brought to market chain free.

Accommodation spans across two floors and comprises a light and spacious living room with an archway that leads onto a dining room with sliding doors which open to the garden, a well proportioned kitchen, a fourth bedroom or study and a W/C to the ground floor.

Upstairs are three good sized bedrooms, a shower room and separate W/C.

Outside to the front is a garage and a driveway providing ample parking, to the rear is an established garden, mostly laid to lawn.

This property is set in a secluded cul-de-sac and offers huge development potential to become a fantastic family home. Viewing recommended, contact us today to arrange!



**Entrance Hall**



**Lounge**  
12'11" x 15'5" (3.95 x 4.72)



**Dining Room**  
10'2" x 12'5" (3.12 x 3.80)



**Kitchen**  
9'4" x 12'5" (2.87 x 3.8)



**Utility Room**  
6'10" x 7'10" (2.1 x 2.39)



**Bedroom 4**  
7'1" x 12'6" (2.17 x 3.83)

**Landing**



**Bedroom 1**  
12'0" x 13'5" (3.68 x 4.09)



**Bedroom 2**  
10'2" x 11'6" (3.12 x 3.52)



**Bedroom 3**  
 7'6" x 9'8" (2.31 x 2.95)



**Garage**  
 8'6" x 18'0" (2.6 x 5.5)



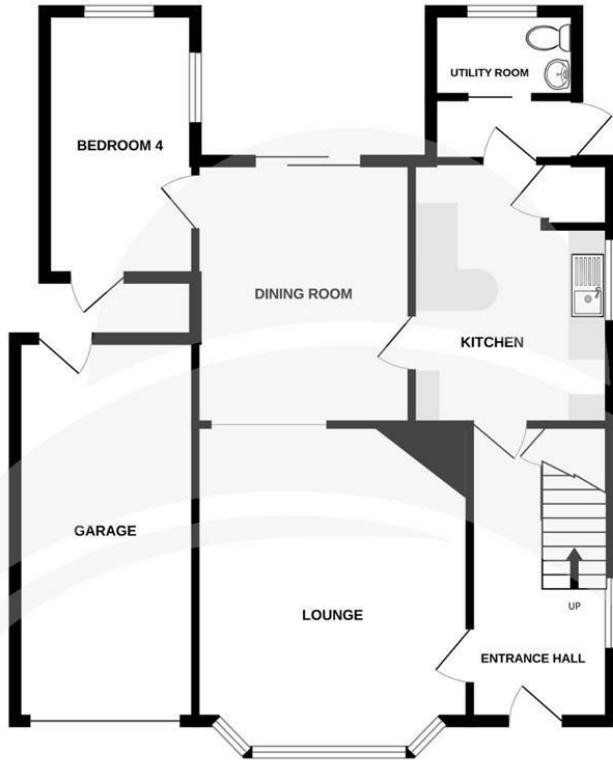
**WC**  
 3'1" x 5'6" (0.96 x 1.68)

**Garden**

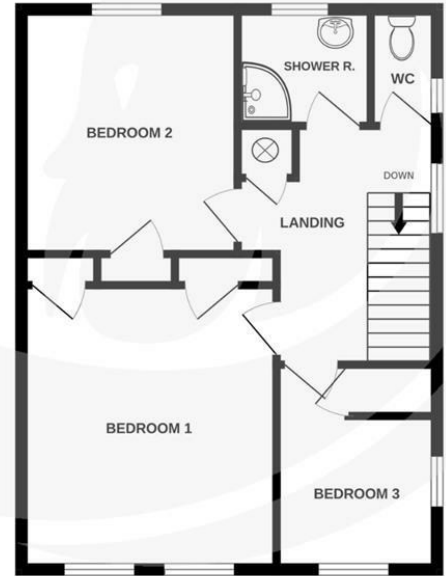


**Shower Room**  
 6'3" x 5'6" (1.92 x 1.68)

GROUND FLOOR  
76.0 sq.m. (818 sq.ft.) approx.

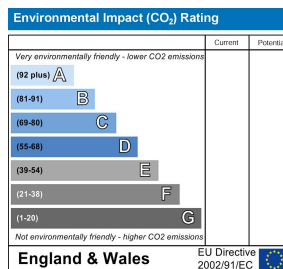
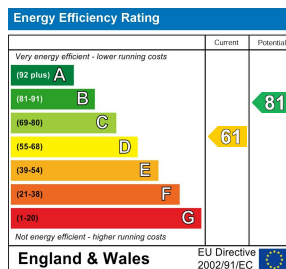


1ST FLOOR  
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA: 124.3 sq.m. (1338 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



The Alexander Centre 15 - 17 Preston Street, Faversham, ME13 8NZ

Tel: 01795 533577

info@saxonshore.co.uk

www.saxonshore.uk



**SAXON SHORE**  
- ESTATE AGENTS -