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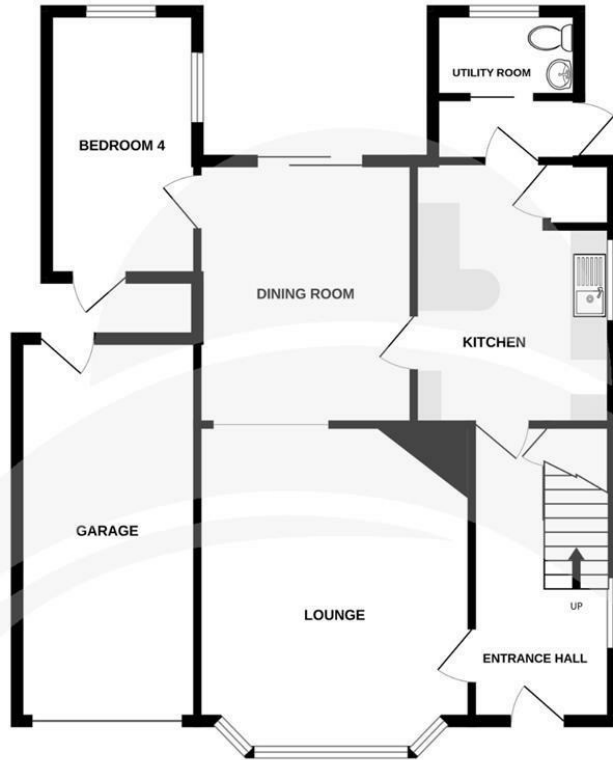
Garage
8'6" x 18'0" (2.6 x 5.5)

Garden

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

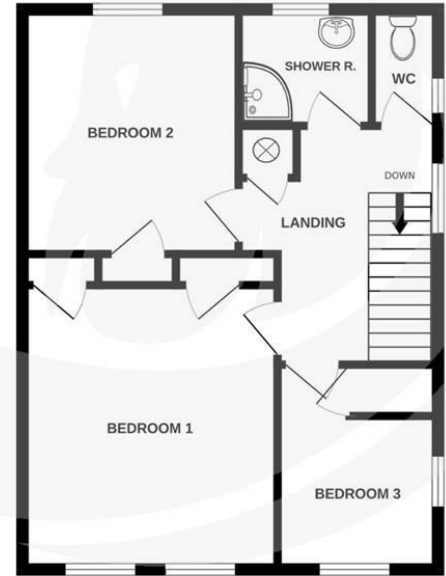**Shower Room**
6'3" x 5'6" (1.92 x 1.68)
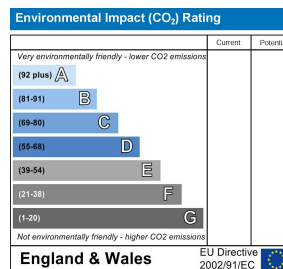
GROUND FLOOR
76.0 sq.m. (818 sq.ft.) approx.

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

UTILITY ROOM

BEDROOM 4

DINING ROOM

KITCHEN

GARAGE

LOUNGE

UP

ENTRANCE HALL

SHOWER R.

WC

BEDROOM 2

DOWN

LANDING

BEDROOM 1

BEDROOM 3
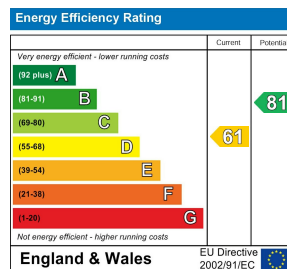
TOTAL FLOOR AREA : 124.3 sq.m. (1338 sq.ft.) approx.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	