

Station Road West, Canterbury, CT2 8SE

£1,425

Sally Hatcher  
estates



3



2



1



## Station Road West

Canterbury CT2 8SE

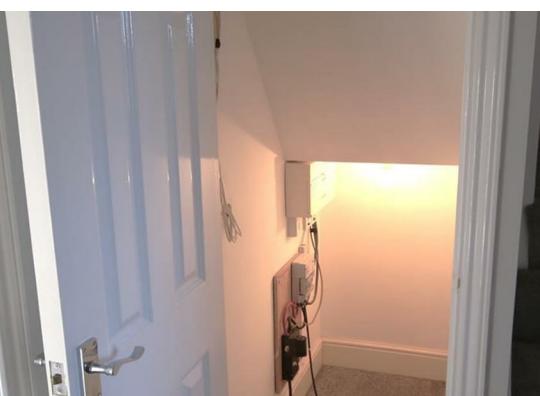
Nestled on Station Road West in the historic city of Canterbury, this charming three-bedroom house offers a delightful blend of comfort and convenience. Upon entering, you are greeted by a welcoming hallway that leads to a well-appointed sitting room, perfect for relaxation or entertaining guests. Adjacent to this space is a separate dining room, ideal for family meals or hosting dinner parties.

The kitchen is equipped with modern amenities, including an oven, hob, and dishwasher, making meal preparation a breeze. A convenient downstairs WC adds to the practicality of the home.

Upstairs, the main bedroom boasts an ensuite shower room, providing a private retreat for the homeowner. Two further single-sized bedrooms offer flexibility for family living or guest accommodation. The family bathroom, complete with a shower over the bath, caters to the needs of the household.

Outside, the property features a lovely courtyard garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, there is an allocated parking space, ensuring that you have a secure spot for your vehicle.

This property is ideally situated, offering easy access to local amenities and the vibrant culture of Canterbury. With its thoughtful layout and desirable features, this house is a wonderful opportunity for those seeking a comfortable family home in a prime location.





Rent excludes all utilities  
Council Tax Band E  
Deposit £1464.00  
Rent £1425.00 This can be paid  
anytime until your tenancy begins  
(EXCLUDING Holding Deposit)  
No pets  
Available from 16th January 2026  
Unfurnished

Please refer to the fee's tab on our  
website ([www.sallyhatcher.co.uk](http://www.sallyhatcher.co.uk)) for all  
information on fee's and deposit  
options



## Floor Plan



## Viewing

Please contact us on 01227 733888  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.