



**Price**

**£425,000**

**Freehold**

4x 3x 1x

**Vicarage Lane, Elham,  
Canterbury, Kent, CT4**

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Beautiful village location
- Garage and off road parking
- Swimming pool in rear garden
- Walking distance to amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Shower Room

Lounge: 16'6 x 13'5 (5.03m x 4.09m)

Conservatory Area: 13'9 x 10'3 (4.19m x 3.13m)

Kitchen/Diner: 24'6 x 11'6 (7.47m x 3.51m)

Dining Area: 11'7 x 10'9 (3.53m x 3.28m)

Utility Room: 11'7 x 5'5 (3.53m x 1.65m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 11'7 (4.14m x 3.53m)

En Suite Bathroom: 11'7 x 4'7 (3.53m x 1.40m)

Bedroom 2: 11'7 x 11'4 (3.53m x 3.46m)

Bedroom 3: 9'7 x 8'7 (2.92m x 2.62m)

Bedroom 4: 13'1 x 7'1 (3.99m x 2.16m)

Bathroom: 8'9 x 8'0 (2.67m x 2.44m)

### OUTBUILDING

Garage

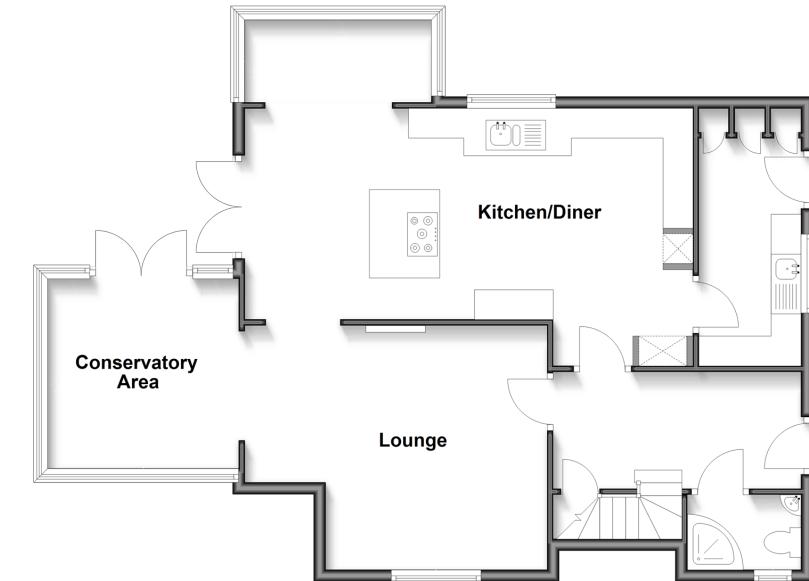
### OUTSIDE

Front Garden

Driveway

Rear Garden

**Ground Floor**  
Approx. 84.1 sq. metres (904.7 sq. feet)



**First Floor**  
Approx. 65.5 sq. metres (705.0 sq. feet)



**Outbuilding**  
Approx. 11.9 sq. metres (128.4 sq. feet)

Call Canterbury - 01227 766669 ■ [wardsfk.co.uk](http://wardsfk.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



CURRENT:  
D(66)

POTENTIAL:  
C(74)



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