



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)

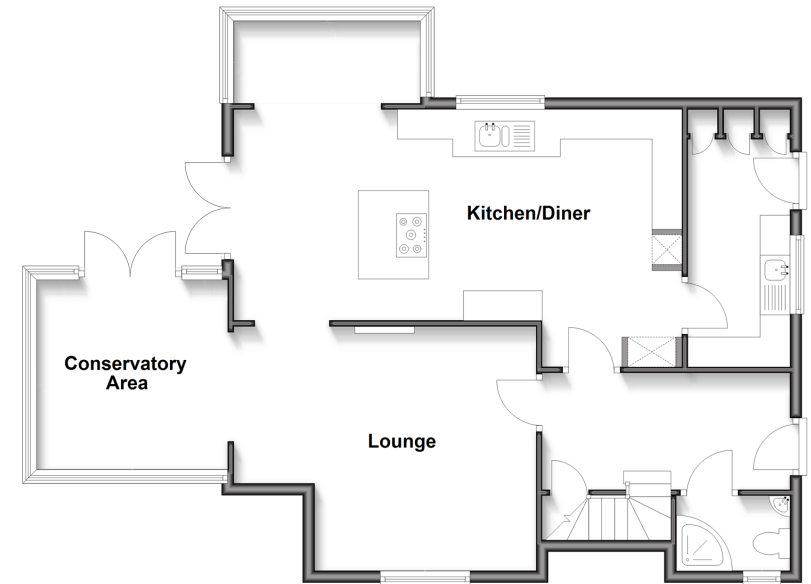
OUTBUILDING

Garage

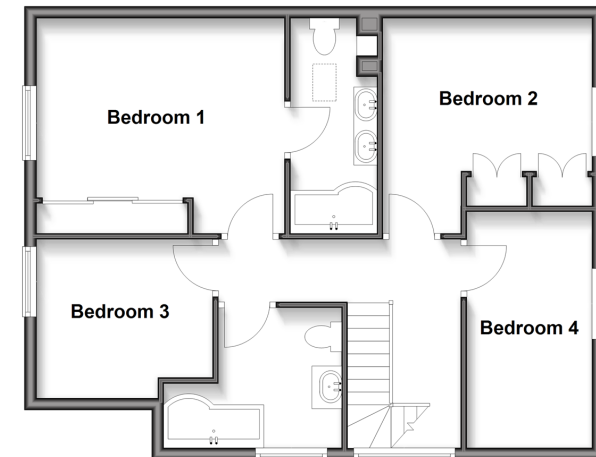
OUTSIDE

Front Garden
 Driveway
 Rear Garden

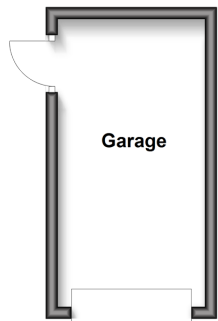
Ground Floor
 Approx. 84.1 sq. metres (904.7 sq. feet)



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 ■ wardsokent.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



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