



Connells

St. Barts Road
Sandwich



Property Description

This property offers a flexible layout ideal for family living, multi-generational households or those seeking space for a home business. Step through the porch into a welcoming entrance hall leading directly into the spacious ground floor bedroom, which could be converted into another reception room or home office.

The kitchen flows seamlessly into a dedicated dining room., while the large conservatory at the rear offers year-round enjoyment and garden views. A convenient ground floor toilet sits just off the hallway and a utility room provides practical storage and laundry space.

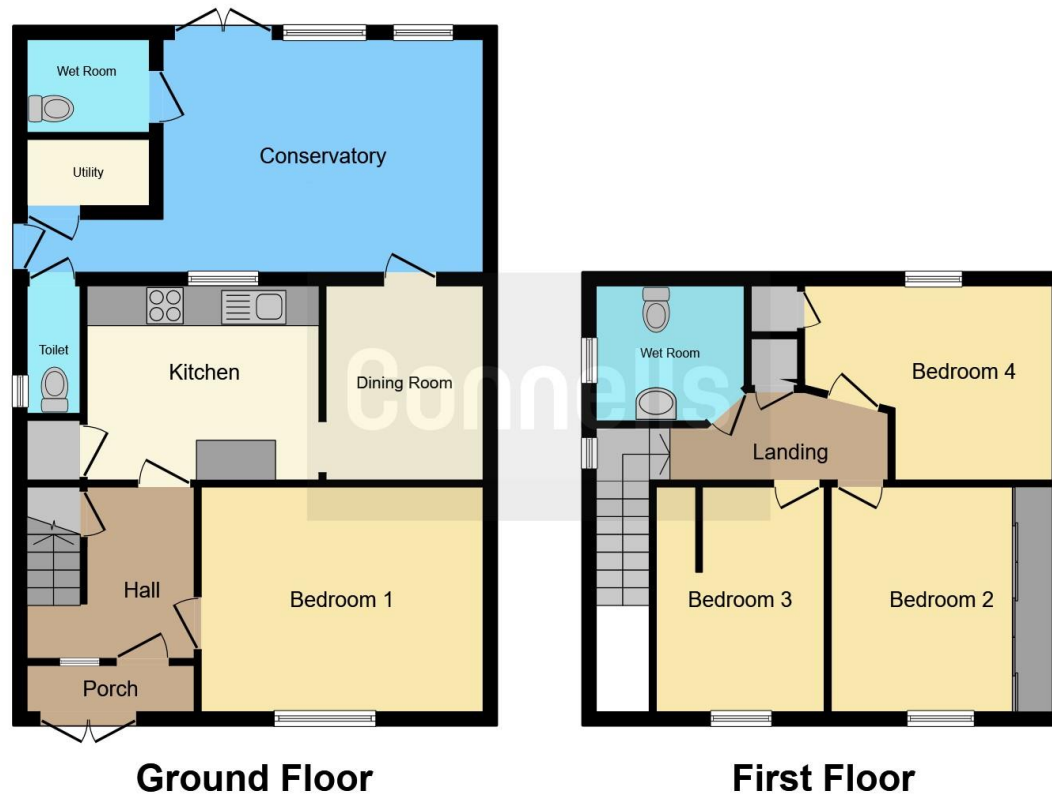
From here you'll also find a ground floor wet room, adding further convenience. Upstairs, three further well-proportioned bedrooms are served by a stylish wet room. A private driveway offers off-road parking, while the rear garden is complemented by sunlight and an outbuilding perfect for a self-contained annex, studio or workshop.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY406595



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY406595 - 0007