



Price
£750,000

Freehold

4x  2x  2x 

St. Augustines Road,
Canterbury, Kent, CT1

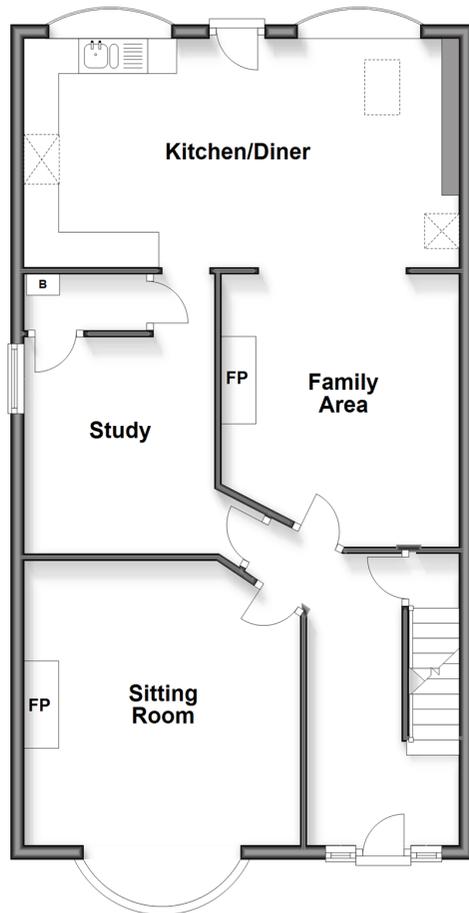
OVER 60?

Secure this property
for up to **59% less!**

Wards
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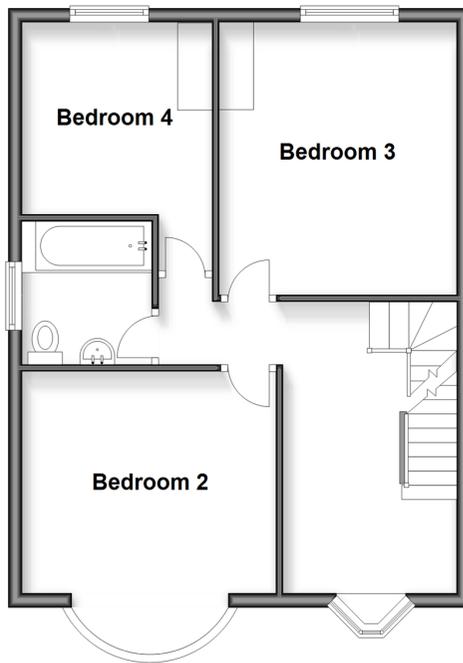
Ground Floor

Approx. 73.6 sq. metres (792.4 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



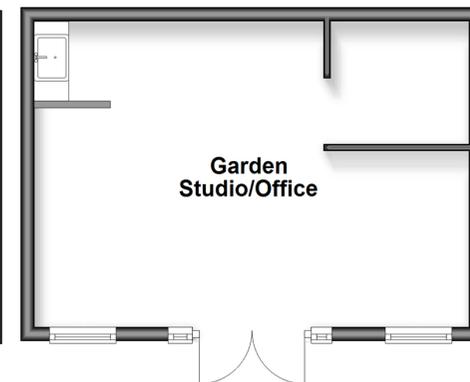
Second Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



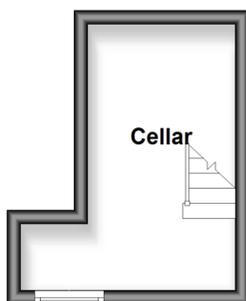
Outbuilding

Approx. 27.5 sq. metres (296.3 sq. feet)



Basement

Approx. 9.1 sq. metres (97.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Sitting Room: 17'5 x 13'2 (5.31m x 4.02m)

Study: 10'1 x 9'4 (3.08m x 2.85m)

Family Area: 13'5 x 11'6 (4.09m x 3.51m)

Kitchen/Diner: 20'2 x 10'8 (6.15m x 3.25m)

BASEMENT

Cellar: 12'7 (3.84m) x 7'1 (2.16m)
narrowing to 4'6 (1.37m)

FIRST FLOOR

Landing

Bedroom 2: 14'0 x 11'11 (4.27m x 3.63m)

Bedroom 3: 13'2 x 11'5 (4.02m x 3.48m)

Bedroom 4: 9'1 x 9'0 (2.77m x 2.75m)

Bathroom

SECOND FLOOR

Bedroom 1: 14'5 x 13'2 (4.40m x 4.02m)

Dressing Room: 8'9 x 7'1 (2.67m x 2.16m)

En Suite Shower Room

OUTBUILDING

Garden Studio/Office: 20'6 x 15'6 (6.25m x 4.73m)

OUTSIDE

Front Garden

Driveway

Rear Garden



Main features

- Charming bay fronted family home set over 4 floors
- Driveway to the front of home
- Beautiful features throughout with a nod to old meets new
- Prestigious road in South Canterbury within easy walking distance of city centre and schools
- Fabulous rear garden with seating areas and an amazing studio



Nearest Schools

Primary Schools: Pilgrims' Way Primary and Nursery 0.2 miles, St Thomas' Catholic Primary, Canterbury 0.5 miles
Secondary Schools: Barton Court Grammar School 0.2 miles, CATS Canterbury (formerly Stafford House College) 0.3 miles



Transport Information

Train Stations: Canterbury East 0.8 miles, Canterbury West 1.0 miles, Sturry 1.9 miles



Address

St. Augustines Road, Canterbury, Kent, CT1



Directions

For directions to this property please contact us.



Wards
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Call Canterbury Branch 01227 766669 ■ wardsof Kent.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT: D(60) POTENTIAL: D(67)

16001468/20260102/TG/JT