



St. Barts Road
Sandwich CT13 0BQ

for sale guide price
£350,000



Property Description

****GUIDE PRICE £350,000 - £375,000**

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.

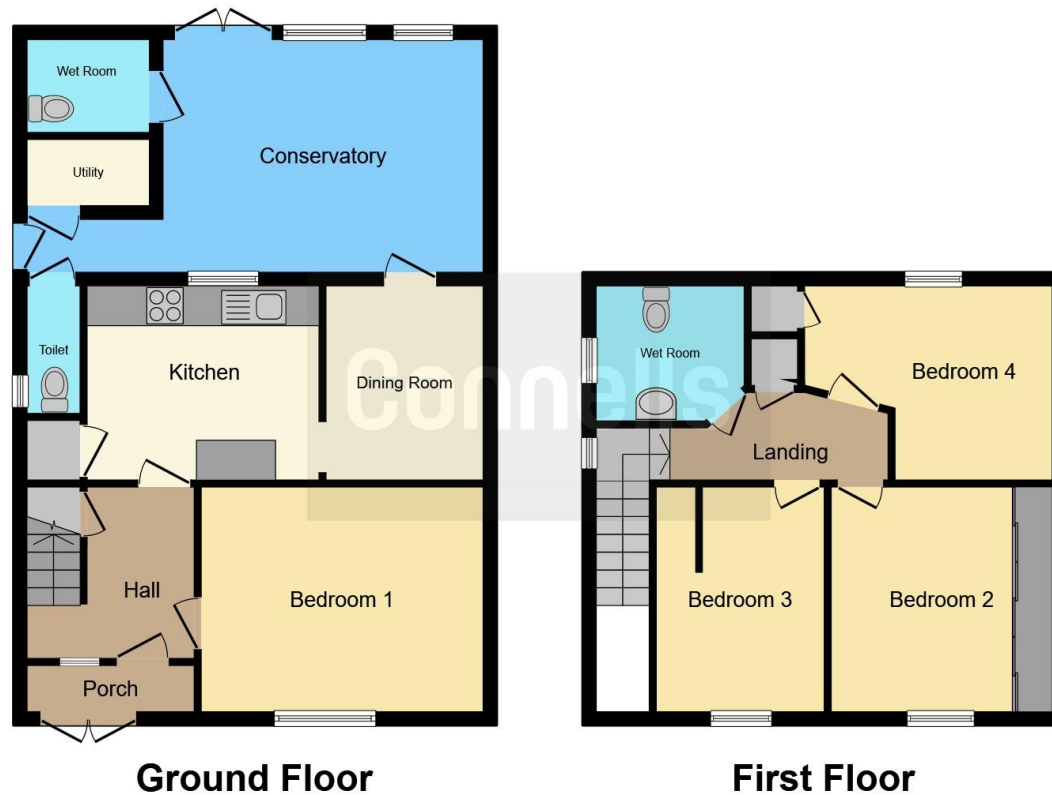
convenience. Upstairs, three further well-proportioned bedrooms are served by a stylish wet room. A private driveway offers off-road parking, while the rear garden is complemented by sunlight and an outbuilding perfect for a self-contained annex, studio or workshop.











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

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

29-30 Watling Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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