



Price
£325,000

Freehold

4x  2x  1x 

**Larch Close, Hersden,
Canterbury, Kent, CT3**

Wards
Helping you move forwards



Main features

- Popular residential location on the outskirts of Canterbury
- Two allocated parking spaces to the side
- Useful downstairs cloakroom
- Set over 3 floors offering versatile and adaptable space
- Fantastic main bedroom with fitted wardrobes and en suite shower room

Accommodation

GROUND FLOOR

Entrance Hallway
Cloakroom
Kitchen: 16'2 x 9'3 (4.93m x 2.82m)
Lounge: 16'3 x 10'8 (4.96m x 3.25m)

FIRST FLOOR

Landing: 12'1 x 6'8 (3.69m x 2.03m)
Bedroom 2: 11'0 x 9'5 (3.36m x 2.87m)
Bedroom 3: 10'8 x 9'5 (3.25m x 2.87m)
Bedroom 4: 8'1 x 6'7 (2.47m x 2.01m)
Bathroom

SECOND FLOOR

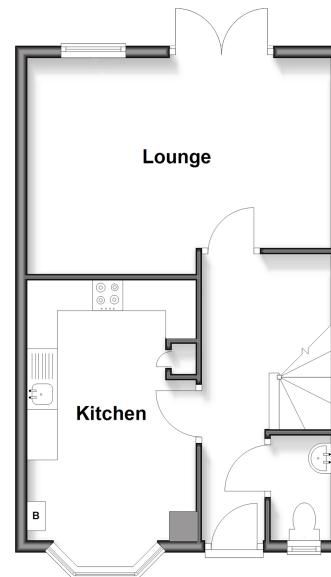
Landing
Main Bedroom: 20'6 x 10'4 (6.25m x 3.15m)
En Suite Shower Room: 8'3 x 8'2 (2.52m x 2.49m)

OUTSIDE

Allocated Parking Spaces x 2
Rear Garden

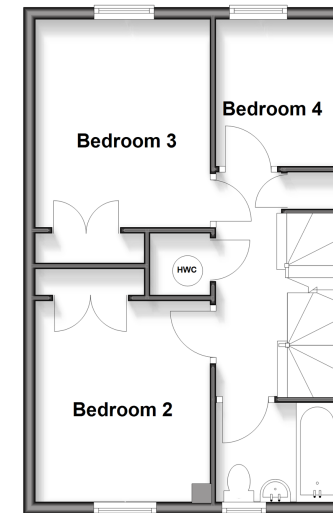
Ground Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



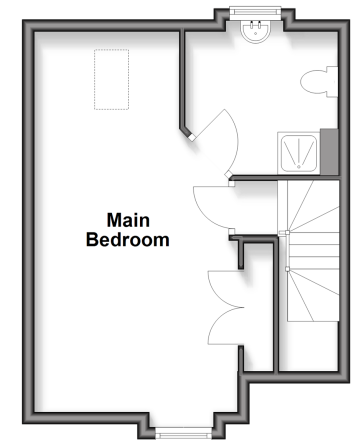
First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Second Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Call Canterbury - 01227 766669 ■ wardsof Kent.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



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