



**Guide Price**  
**£320,000**

**Freehold**

3x  2x  2x 

**Canterbury Road,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards



## Main features

- Spacious family home
- Driveway to rear for multiple cars
- Downstairs shower room and family bathroom on the first floor
- Beautiful rear garden with pond and separate patio area
- Located in a popular area close to local amenities, bus routes and schools

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen : 16'3 x 10'11 (4.96m x 3.33m)

Lounge : 13'9 x 11'5 (4.19m x 3.48m)

Dining Room : 11'0 x 9'7 (3.36m x 2.92m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1 : 13'5 x 10'7 (4.09m x 3.23m)

Bedroom 2 : 10'11 x 10'5 (3.33m x 3.18m)

Bedroom 3 : 7'7 x 6'9 (2.31m x 2.06m)

Bathroom

### OUTSIDE

Garden to Front and Rear

Driveway to Rear

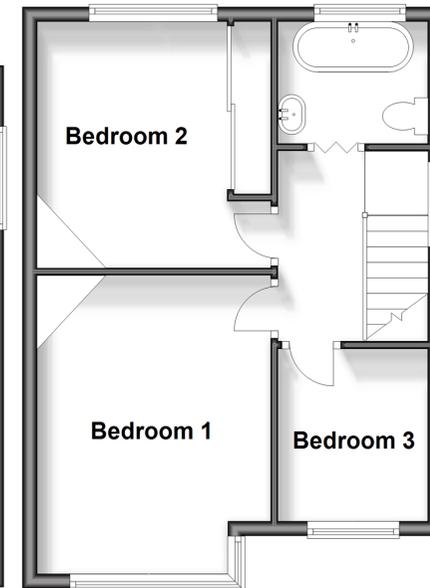
### Ground Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Call Birchington - 01843 842551 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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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