



**Price**  
**£475,000**

**Freehold**

5x  2x  2x 

**St. Michael's Close,  
Rough Common,  
Canterbury, Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Incredibly spacious chalet bungalow
- Sought after location
- Garage and driveway parking
- Access to woodland walks and great schools close by
- Would make a terrific family home with great flexibility

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Dining Room: 15'5 x 11'5 (4.70m x 3.48m)  
 Kitchen: 13'0 x 7'4 (3.97m x 2.24m)  
 Lounge: 19'2 x 11'5 (5.85m x 3.48m)  
 Bedroom 4: 13'0 x 10'5 (3.97m x 3.18m)  
 Bathroom: 7'4 x 4'5 (2.24m x 1.35m)  
 Bedroom 5: 9'7 x 7'0 (2.92m x 2.14m)

### FIRST FLOOR

Landing  
 Bedroom 2: 15'2 x 9'9 (4.63m x 2.97m)  
 Bedroom 3: 13'1 x 11'6 (3.99m x 3.51m)  
 Bedroom 1: 15'0 x 12'9 (4.58m x 3.89m)  
 En Suite Shower Room: 6'3 x 5'7 (1.91m x 1.70m)

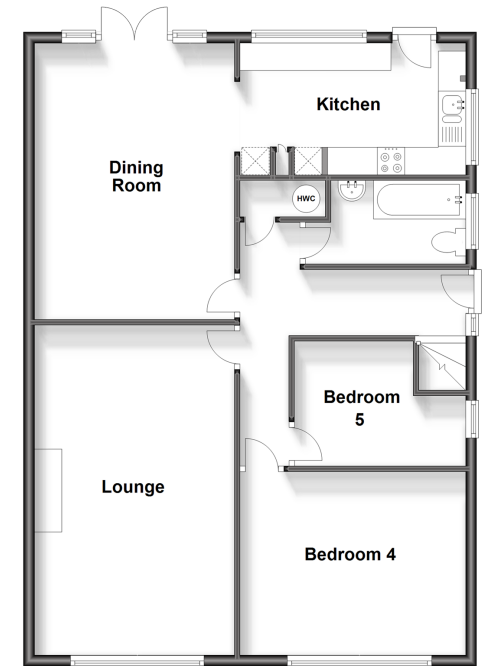
### OUTSIDE

Front Garden  
 Driveway  
 Garage  
 Rear Garden

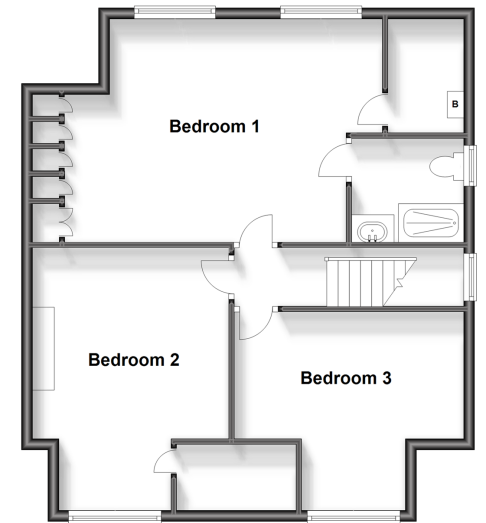
**Call Canterbury - 01227 766669 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- 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 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
 Approx. 87.1 sq. metres (937.7 sq. feet)



**First Floor**  
 Approx. 65.9 sq. metres (709.4 sq. feet)



EPC RATING	CURRENT:	POTENTIAL:
	C(73)	B(83)



10336793/20231017/AMY/AH