



Price
£230,000

Freehold

2x  2x  1x 

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

Wards
Helping you move forwards



Main features

- Driveway with electric charging point
- Freehold coach house
- Great first time or investor purchase
- Stunning open plan living space with high ceilings
- Double bedrooms with an en suite shower room to bedroom 1 and plenty of wardrobe space

Accommodation

FIRST FLOOR

Lounge/Kitchen/Diner: 18'3 x 16'7
(5.57m x 5.06m)

Inner Hallway

Bedroom 2: 9'0 x 8'7 (2.75m x 2.62m)

Bathroom: 8'0 x 5'0 (2.44m x 1.53m)

Bedroom 1: 11'11 x 9'11 (3.63m x 3.02m)

En Suite Shower Room: 9'11 x 5'11
(3.02m x 1.80m)

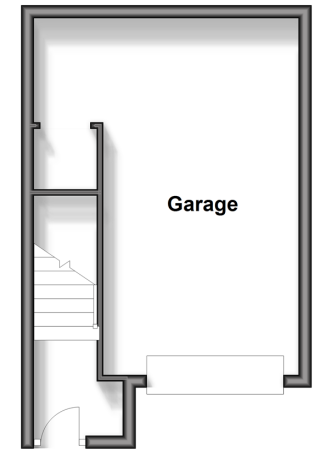
OUTSIDE

Driveway

Garage: 18'0 x 10'0 (5.49m x 3.05m)

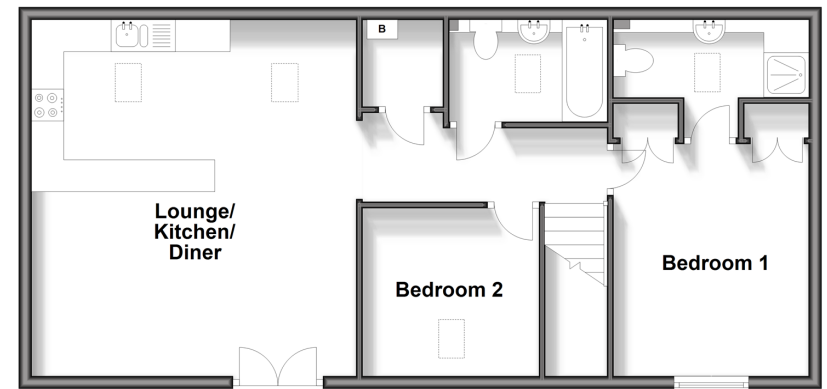
Ground Floor

Approx. 24.3 sq. metres (261.2 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.5 sq. feet)



Call Canterbury - 01227 766669 ■ wardsokent.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



10338978/20240313/TG/JT