



**Price**  
**£475,000**

**Freehold**

3x  1x  3x 

**Glen Iris Avenue,  
Canterbury, Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- A ground floor extension gives you lots of sociable space
- Amazing private sunny rear garden
- Close to the University of Kent and St Edmunds private school
- Recently added driveway with plenty of parking and a garage
- Walking distance into the city centre and Canterbury West train station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 11'6 x 10'9 (3.51m x 3.28m)

Kitchen: 10'8 x 7'1 (3.25m x 2.16m)

Dining Room: 10'8 x 9'9 (3.25m x 2.97m)

Family Room: 13'2 x 10'5 (4.02m x 3.18m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'0 x 10'9 (3.36m x 3.28m)

Bedroom 2: 10'9 x 9'3 (3.28m x 2.82m)

Bedroom 3: 7'3 x 6'7 (2.21m x 2.01m)

Bathroom: 7'7 x 7'3 (2.31m x 2.21m)

### OUTSIDE

Front Garden

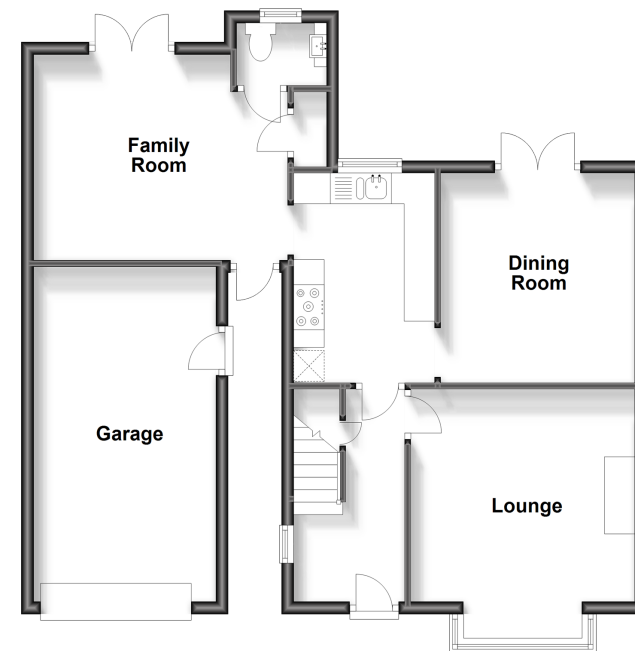
Driveway Parking

Garage: 16'1 x 9'4 (4.91m x 2.85m)

Rear Garden

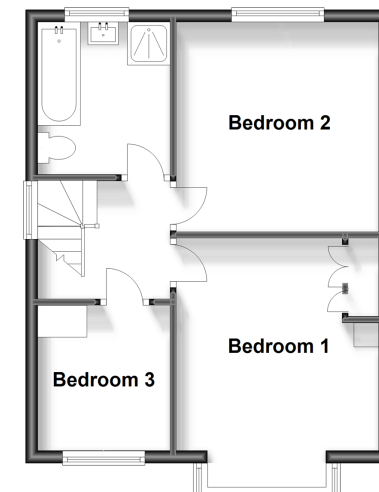
### Ground Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



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



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