



Guide Price

£400,000

Freehold

5x  2x  3x 

**Granville Close,
Aylesham, Canterbury,
Kent, CT3**

Wards
Helping you move forwards



Main features

- Generously sized family home
- Car port and driveway parking
- En-suite shower room
- Attractive views from your front door across wild meadows and trees
- Easy access to A2, train station and various countryside villages nearby including Wingham and Littlebourne

Accommodation

GROUND FLOOR

Entrance Hall
 Study: 9'9 x 8'4 (2.97m x 2.54m)
 Cloakroom
 Lounge: 16'2 x 10'6 (4.93m x 3.20m)
 Kitchen/Diner: 26'6 x 8'6 (8.08m x 2.59m)
 Utility Room: 5'4 x 5'4 (1.63m x 1.63m)

FIRST FLOOR

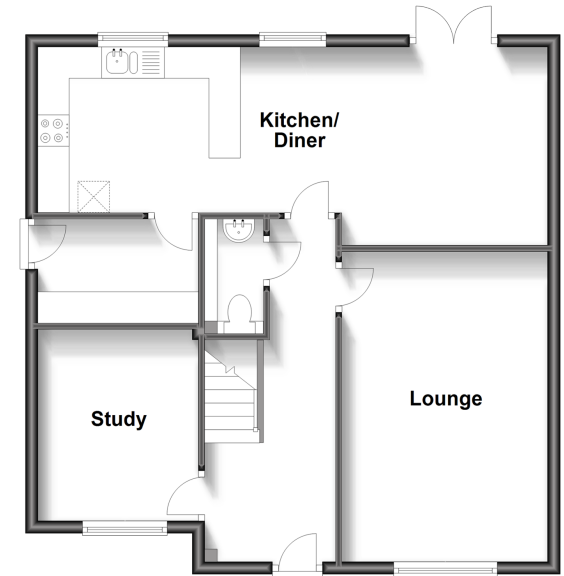
Landing
 Bedroom 1: 11'0 x 9'9 (3.36m x 2.97m)
 En Suite Shower Room: 6'5 x 5'8 (1.96m x 1.73m)
 Bedroom 2: 14'0 x 8'5 (4.27m x 2.57m)
 Bedroom 3: 10'6 x 8'10 (3.20m x 2.69m)
 Bedroom 4: 9'11 x 8'7 (3.02m x 2.62m)
 Bedroom 5: 8'7 x 7'2 (2.62m x 2.19m)
 Bathroom: 8'0 x 5'6 (2.44m x 1.68m)

OUTSIDE

Driveway Parking
 Car Port
 Rear Garden

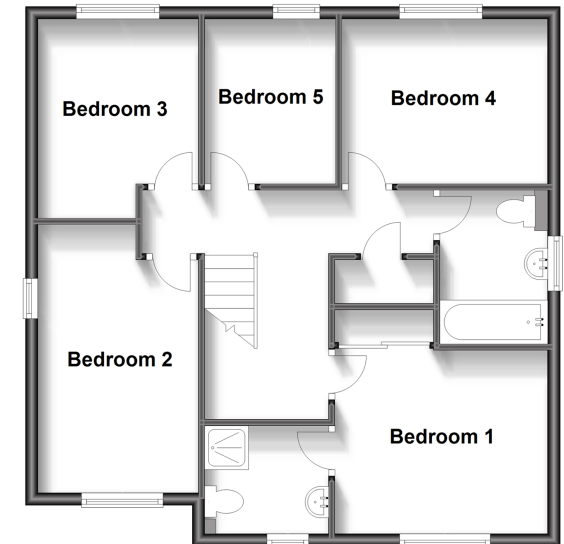
Ground Floor

Approx. 64.9 sq. metres (699.1 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.2 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



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