



**Price**

**£695,000**

**Freehold**

6x  3x  3x 

**Island Road, Upstreet,  
Canterbury, Kent, CT3**

**OVER 60?**

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

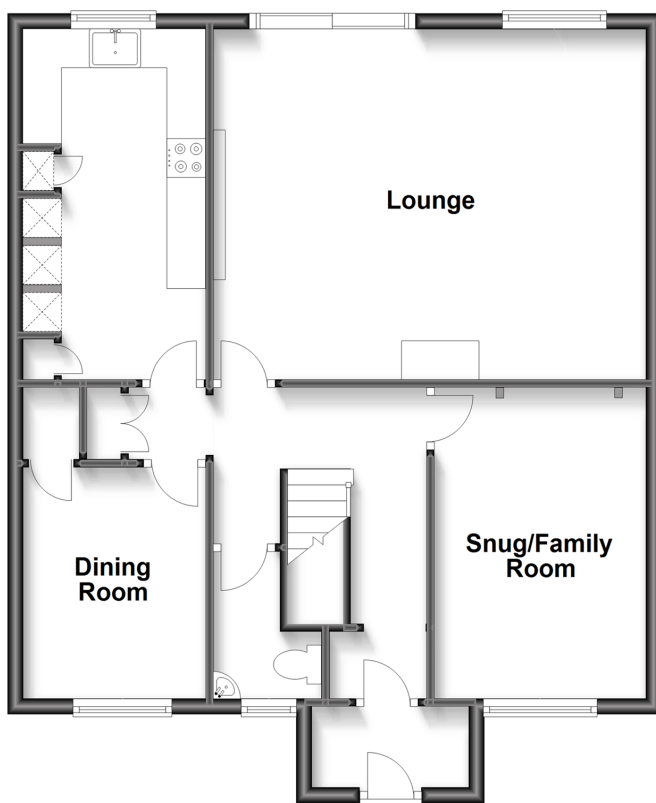


**Video Tour available**

***Wards***  
Helping you move forwards

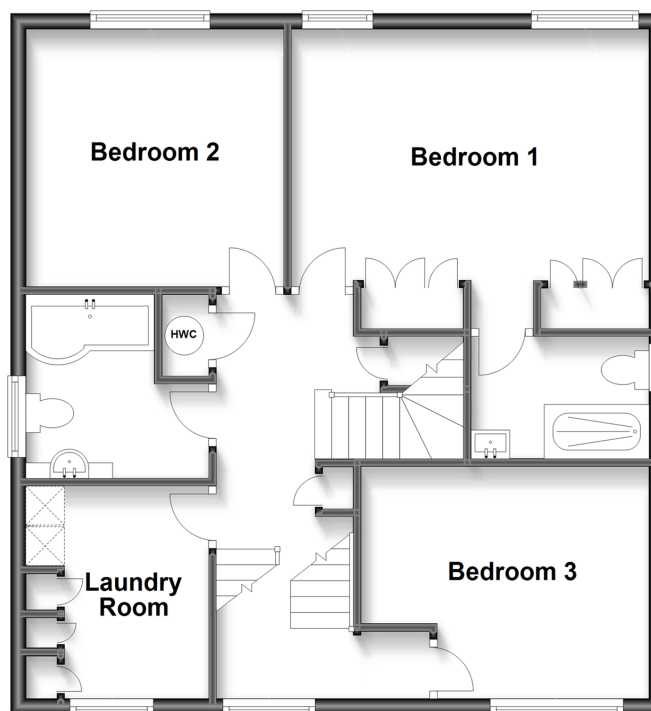
## Ground Floor

Approx. 71.7 sq. metres (772.2 sq. feet)



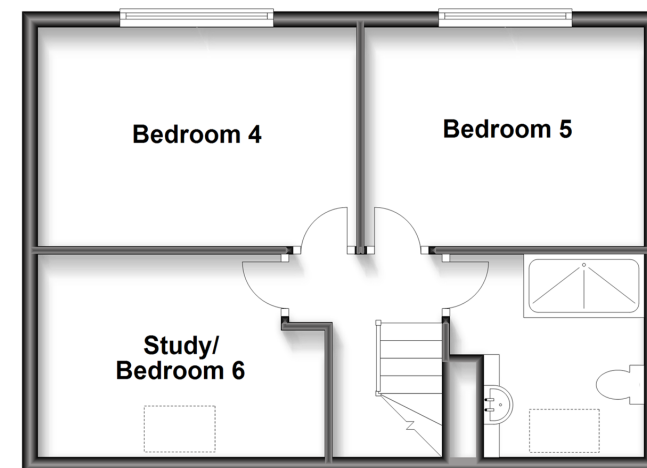
## First Floor

Approx. 69.5 sq. metres (747.7 sq. feet)



## Second Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



## Accommodation

### GROUND FLOOR

Porch: 6'9 x 3'6 (2.06m x 1.07m)  
 Entrance Hallway: 13'2 x 12'10 (4.02m x 3.91m)  
 Cloakroom  
 Dining Room: 9'10 x 7'9 (3.00m x 2.36m)  
 Kitchen: 14'10 x 7'9 (4.52m x 2.36m)  
 Lounge: 18'6 x 14'7 (5.64m x 4.45m)  
 Snug/Family Room: 13'2 x 9'0 (4.02m x 2.75m)

### FIRST FLOOR

Landing: 16'7 x 9'6 (5.06m x 2.90m)  
 Laundry Room: 8'7 x 7'10 (2.62m x 2.39m)  
 Bathroom: 7'10 x 7'7 (2.39m x 2.31m)  
 Bedroom 2: 11'4 x 11'0 (3.46m x 3.36m)  
 Bedroom 1: 15'4 x 12'8 (4.68m x 3.86m)  
 En-Suite Bathroom: 7'5 x 4'11 (2.26m x 1.50m)  
 Bedroom 3: 12'3 x 9'9 (3.74m x 2.97m)

### SECOND FLOOR

Landing: 8'10 x 6'6 (2.69m x 1.98m)  
 Study/Bedroom 6: 12'3 x 8'6 (3.74m x 2.59m)  
 Bedroom 4: 13'6 x 8'2 (4.12m x 2.49m)  
 Bedroom 5: 11'9 x 8'2 (3.58m x 2.49m)  
 Shower Room: 8'7 x 8'3 (2.62m x 2.52m)

### OUTSIDE

Front Garden  
 Driveway  
 Double Garage: 17'9 x 15'6 (5.41m x 4.73m)  
 Rear Garden  
 Summer House: 10'4 x 7'9 (3.15m x 2.36m)





## Main features

- Chain free property with stunning countryside views
- Double garage, and driveway with electric gates
- Summer house with power and light
- Sought after semi-rural location of Upstreet
- Located a short drive from Canterbury, the Thanet coastal towns and the M2



### Nearest Schools

Primary Schools: Chislet C of E Primary 0.8 miles, Hoath Primary 1.5 miles, Hersden Community Primary 1.6 miles  
Secondary Schools: Spires Academy 2.1 miles, Herne Bay High School 4.4 miles, Chaucer Technology School 5.3 miles



### Transport Information

Train Stations: Sturry 3.7 miles, Herne Bay 4.3 miles, Adisham 5.6 miles, Bekesbourne 5.6 miles



### Address

Island Road, Upstreet, Canterbury, Kent, CT3



### Directions

For directions to this property please contact us.





Call Canterbury Branch 01227 766669 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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