



**Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Maple Close, Rough  
Common, Canterbury,  
Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Charming semi detached house
- Immaculate condition throughout
- Useful garage conversion, adaptable to your needs
- Peaceful and tranquil garden with views over woodland
- Much sought after village location on a no through road with walks and amenities close by

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 9'10 x 7'0 (3.00m x 2.14m)

Lounge: 26'0 x 10'0 (7.93m x 3.05m)

Dining Area

Utility Room: 11'0 x 7'0 (3.36m x 2.14m)

### FIRST FLOOR

Landing

Bedroom 2: 12'6 x 10'9 (3.81m x 3.28m)

Bedroom 1: 13'10 x 9'4 (4.22m x 2.85m)

Bedroom 3: 9'10 x 7'0 (3.00m x 2.14m)

Bathroom

Separate Toilet

### OUTSIDE

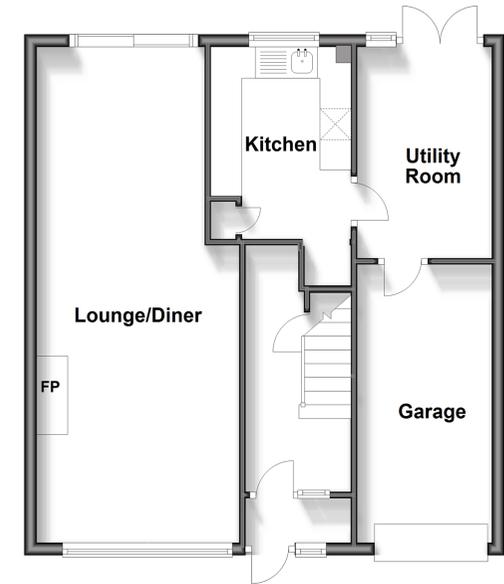
Front Garden

Driveway

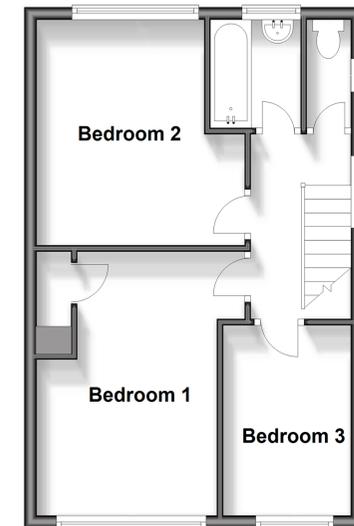
Garage

Rear Garden

**Ground Floor**  
Approx. 58.0 sq. metres (624.3 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (431.0 sq. feet)



**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.



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