



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Chestnut Drive, Sturry,  
Canterbury, Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Nicely tucked away in a quiet cul de sac location
- Well presented throughout
- Downstairs cloakroom and double bedrooms
- Detached garage en bloc and parking for 2 cars
- Large rear garden which is not overlooked

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge: 17'3 x 11'2 (5.26m x 3.41m)

Kitchen/Diner: 15'6 at widest point x 14'1 at widest point (4.73m x 4.30m)

#### Rear Lobby

#### Cloakroom

### FIRST FLOOR

Landing: 10'6 x 6'9 (3.20m x 2.06m)

Bedroom 1: 16'8 at widest point x 9'9 at widest point (5.08m x 2.97m)

Bedroom 2: 14'8 x 9'0 (4.47m x 2.75m)

Bedroom 3: 11'5 x 8'3 (3.48m x 2.52m)

Bathroom: 9'2 x 7'3 (2.80m x 2.21m)

### OUTSIDE

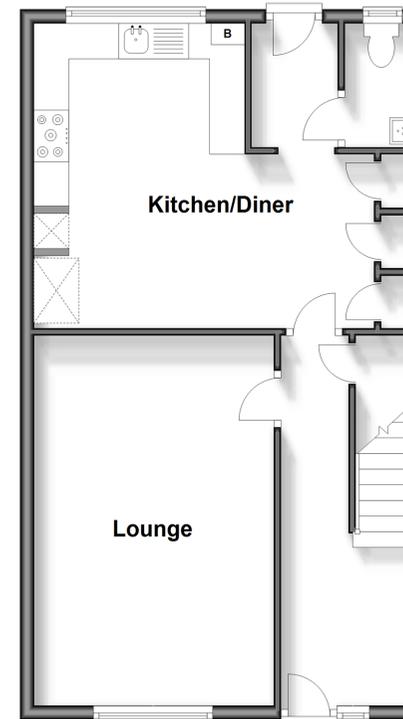
#### Off Road Parking

#### Rear Garden

#### Garage En Bloc

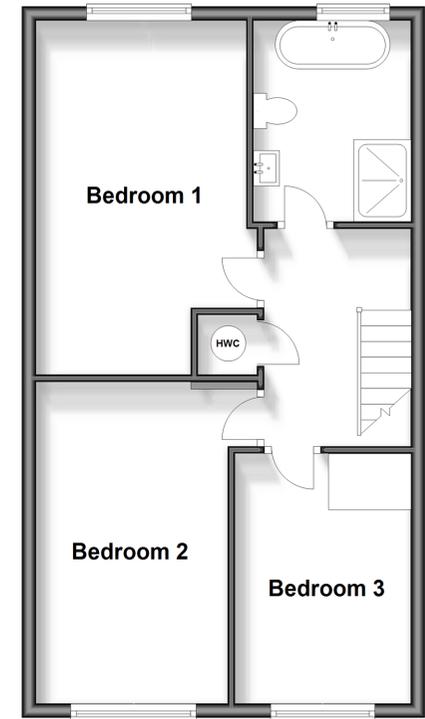
### Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



### First Floor

Approx. 51.7 sq. metres (556.1 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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