



**Price**  
**£595,000**

**Freehold**

4x  2x  2x 

**Island Road, Sturry,  
Canterbury, Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Ample driveway parking plus a garage with storage above
- Original classic features throughout
- Walking distance to Sturry station
- Sunny rear garden with summer house with power and light
- Walking distance to local amenities including a farm shop, coop and butchers

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 11'2 x 10'6 (3.41m x 3.20m)

Snug: 12'4 x 11'6 (3.76m x 3.51m)

Conservatory Area: 10'9 x 9'9 (3.28m x 2.97m)

Kitchen/Diner: 17'6 x 7'2 (5.34m x 2.19m)

### FIRST FLOOR

Landing

Bedroom 1: 10'7 x 10'7 (3.23m x 3.23m)

En Suite Shower Room: 6'3 x 6'1 (1.91m x 1.86m)

Bedroom 2: 11'3 x 10'5 (3.43m x 3.18m)

Bedroom 3: 8'7 x 6'3 (2.62m x 1.91m)

Bedroom 4: 11'3 x 7'2 (3.43m x 2.19m)

Bathroom: 7'5 x 5'4 (2.26m x 1.63m)

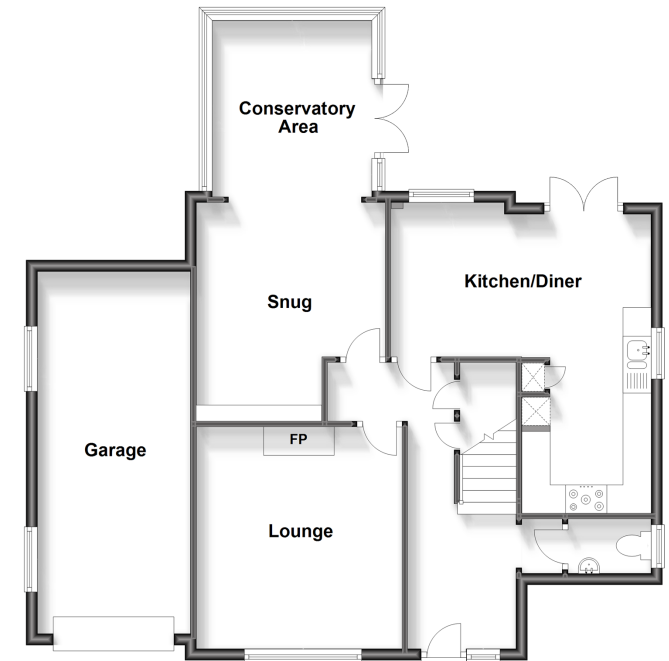
### OUTSIDE

Front Garden

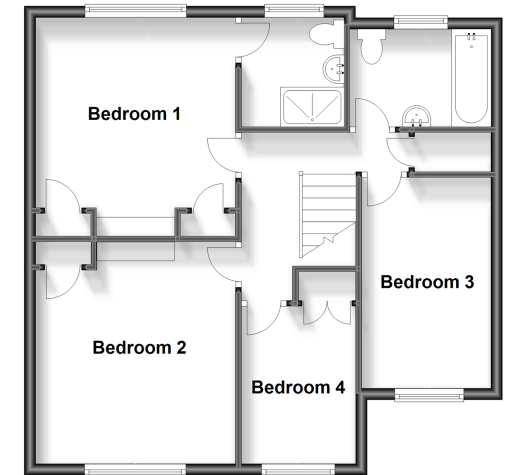
Driveway Parking

Rear Garden

**Ground Floor**  
Approx. 86.7 sq. metres (933.0 sq. feet)



**First Floor**  
Approx. 59.7 sq. metres (642.4 sq. feet)



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