



**OVER 60?**

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

**Price**

**£400,000**

**Freehold**

4x  2x  2x 

**St. Michael's Close,  
Rough Common,  
Canterbury, Kent, CT2**

*Wards*  
Helping you move forwards





## Main features

- Popular cul de sac location
- Incredibly spacious chalet bungalow
- Great potential to put your own stamp on
- Garage and parking for multiple cars
- Access to woodland walks and great schools close by

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Bedroom 4: 9'6 x 7'0 (2.90m x 2.14m)  
 Bedroom 1: 13'0 x 12'7 (3.97m x 3.84m)  
 Lounge/Diner: 19'2 x 11'5 (5.85m x 3.48m)  
 Dining/Family Room: 15'6 x 11'5 (4.73m x 3.48m)  
 Shower Room  
 Kitchen: 10'5 x 8'0 (3.18m x 2.44m)

### FIRST FLOOR

Landing  
 Bedroom 2: 13'0 x 10'4 (3.97m x 3.15m)  
 Bedroom 3: 10'3 x 10'1 (3.13m x 3.08m)  
 Bathroom

### OUT BUILDING 1

Garage

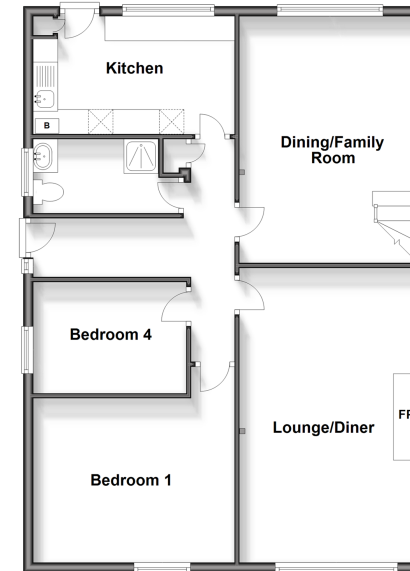
### OUT BUILDING 2

Workshop

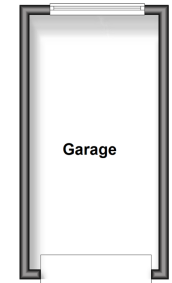
### OUTSIDE

Front Garden  
 Off Road Parking  
 Rear Garden

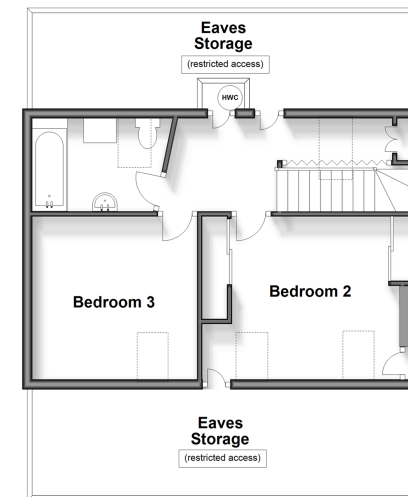
**Ground Floor**  
 Approx. 87.0 sq. metres (936.6 sq. feet)



**Outbuilding 1**  
 Approx. 13.6 sq. metres (146.4 sq. feet)



**First Floor**  
 Approx. 41.6 sq. metres (447.4 sq. feet)



**Outbuilding 2**  
 Approx. 9.6 sq. metres (103.5 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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