



GUILDCREST ESTATES



19 Stour Road, Chartham, Canterbury CT4 7JE



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Stour Road, Chartham,  
Canterbury CT4 7JE

**£450,000**

\*\*\*Guide Price £450,000 - £475,000 \*\*\*

Located on Stour Road in the popular village of Chartham, Canterbury, this delightful four-bedroom chalet bungalow offers a perfect blend of modern living and classic appeal. This property has been thoughtfully refurbished to a high standard, ensuring a comfortable and stylish home for its new owners.

Spanning an impressive 990 square feet, this residence features two inviting reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the beautiful open-plan kitchen and dining area, which flows seamlessly into a spacious lounge, creating an ideal setting for family gatherings and social occasions.

The property has four bedrooms, perfect for accommodating a growing family or providing guests with their own private space. Additionally, there are two bathrooms, including a family bathroom and a downstairs separate shower room.

Outside, you'll find a generous garden, perfect for relaxing or entertaining, along with a driveway providing handy off-road parking."

With its prime location in Chartham, residents can enjoy the peaceful village atmosphere while being just a short distance from the historic city of Canterbury, known for its rich heritage and vibrant culture. This chalet bungalow is an exceptional opportunity for those seeking a modern family home in a great location

#### Lounge

15'11" x 11' (4.84 x 3.35 m)







**Kitchen / Dining Room**  
23'5 x 11'5 max (7.13 x 3.47 m max)

**Bedroom 1**  
13'8 x 9'5 (4.16 x 2.86 m)

**Bedroom 3**  
13'9 x 6'11 max (4.20 x 2.11 m max)

**Bedroom 4**  
10' x 9'6 (3.04 x 2.89 m)

**Bedroom 2**  
10'8 x 10' (3.24 x 3.04 m)





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## Key Features

- 4 bedroom semi-detached home
- Refurbished to high standard
- Open-plan kitchen dining
- Family bathroom and shower
- Spacious lounge area
- Driveway parking available
- Great size garden
- Chalet bungalow style
- Located in Chartham, Canterbury
- Viewing recommended

## Important Information

House  
1153.00 sq ft  
Council Tax Band C  
EPC Rating C

£450,000

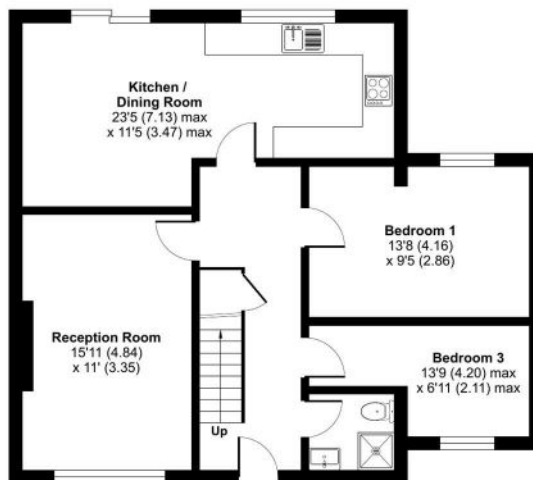
### Stour Road, Chartham, Canterbury, Chartham, CT4

Approximate Area = 1153 sq ft / 107.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1358845



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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