



GUILDCREST ESTATES



6 The Firs, Hersden, Canterbury CT3 4HT



## The Firs, Hersden, Canterbury CT3 4HT

**£300,000**

\*\*\*Guide Price £300,000 - £325,000\*\*\*

Located in Hersden, Canterbury, this three bedroom semi-detached house is a great mix of comfort and space. The home benefits from a side extension, giving plenty of room for family living.

As you enter, you're welcomed into a bright reception room with a cosy log burner — perfect for relaxing evenings. The ground floor also includes a spacious living area and a modern kitchen leading to a handy utility room, keeping everything neat and organised.

Upstairs, there are three bedrooms. One of them also has an extra room, which could be used as a walk-in wardrobe, nursery, or even converted into an ensuite—offering flexible options to suit your lifestyle.

Outside, the property has off-road parking and a lovely garden. At the rear, there's a large workshop that could easily be updated into a fantastic garden office or studio, giving even more usable space.

With its great location, cosy features, and potential to make it your own, this home is an excellent choice for families or anyone wanting more room in Hersden.





**Reception Room**  
13'5 x 11'9 (4.08 x 3.57)

**Kitchen**  
10'4 x 8' (3.16 x 2.44)

**Dining Room**  
14' x 11'1 (4.26 x 3.38)

**Utility Room**  
7' x 6'2 (2.14 x 1.87)



**Bedroom 1**  
14'1 x 10'11 (4.30 x 3.33)

**Bedroom 2**  
11'9 x 6'1 (3.57 x 1.85)

**Bedroom 3**  
10'7 x 8'1 (3.23 x 2.46)

**Dressing Room**  
6'5 x 6'1 (1.95 x 1.85)

**Bathroom**





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## Key Features

- 3 bedrooms, semi-detached house
- Side extension for extra space
- Off-road parking available
- Lovely garden for relaxation
- Porch added for extra charm
- Utility room for convenience
- Room for dressing or nursery
- Services ready for en-suite
- Located in The Firs, Hersden
- Viewing highly recommended

## Important Information

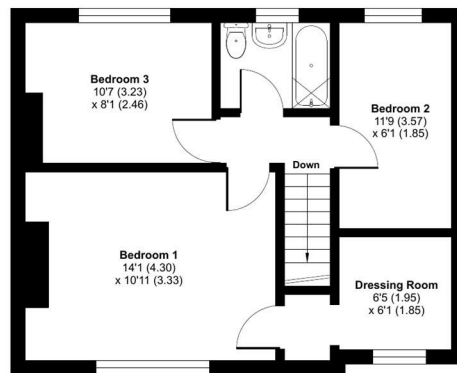
Freehold  
House  
990.00 sq ft  
Council Tax Band B  
EPC Rating C

£300,000

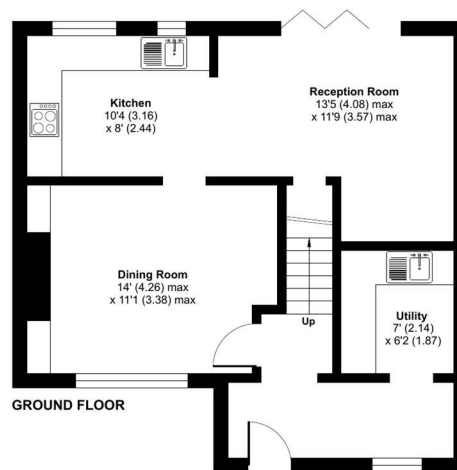
### The Firs, Hersden, Canterbury, CT3

Approximate Area = 990 sq ft / 91.9 sq m

For identification only - Not to scale

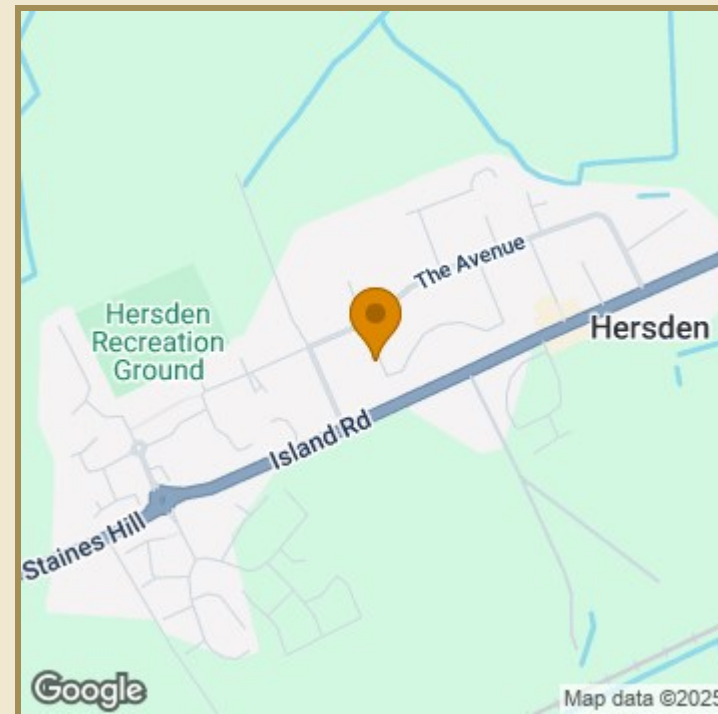


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Guildcrest Estates Ltd. REF: 1355031



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 76        |
| 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |



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