



**Price**  
**£259,950**

**Freehold**

3x  2x  2x 

**Hazel Court, Hersden,  
Canterbury, Kent, CT3**

*Wards*  
Helping you move forwards





## Main features

- End of terrace family home
- Useful downstairs cloakroom
- Two allocated parking spaces
- Wonderful lounge that flows into the dining room with French doors leading onto the garden
- Well presented throughout with neutral decoration

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Cloakroom  
 Lounge: 14'7 x 12'7 (4.45m x 3.84m)  
 Dining Area: 10'7 x 8'0 (3.23m x 2.44m)  
 Kitchen: 11'3 x 7'4 (3.43m x 2.24m)

### FIRST FLOOR

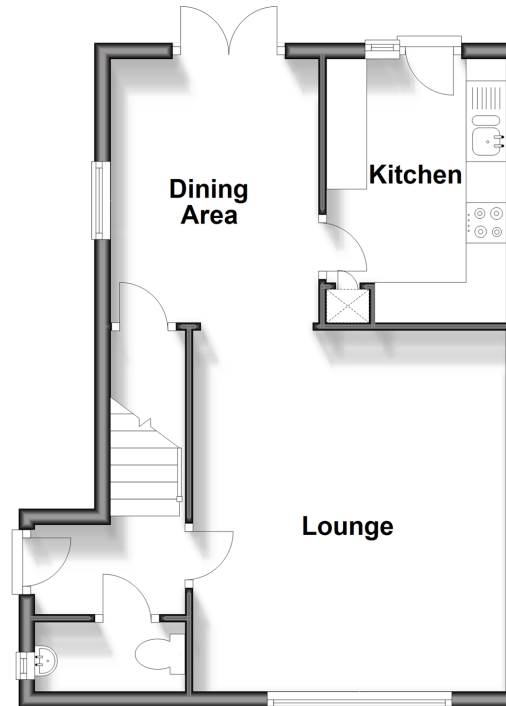
Landing  
 Bedroom 1: 10'8 x 10'1 (3.25m x 3.08m)  
 En Suite Shower Room: 7'1 x 5'0 (2.16m x 1.53m)  
 Bedroom 2: 10'0 x 7'8 (3.05m x 2.34m)  
 Bedroom 3: 7'9 x 7'0 (2.36m x 2.14m)  
 Bathroom: 7'4 x 5'4 (2.24m x 1.63m)

### OUTSIDE

Front Garden  
 Allocated Parking Space x 2  
 Rear Garden

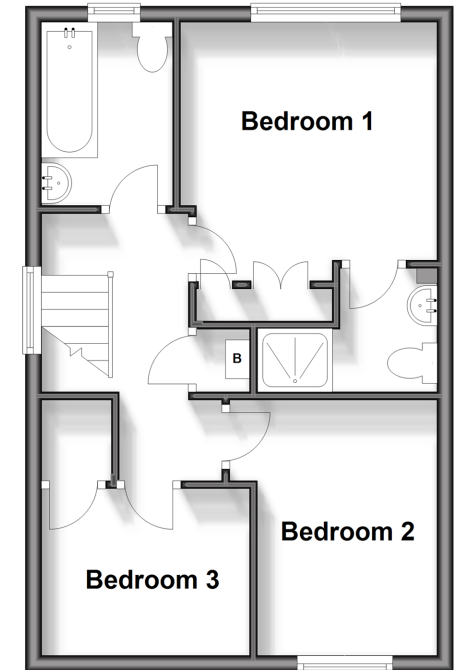
## Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



## First Floor

Approx. 38.6 sq. metres (416.0 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



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