



Price
£450,000

Freehold

3x  1x  1x 

**Linden Avenue, Herne
Bay, Kent, CT6**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Huge potential, extended bungalow, large plot
- Large integral garage with driveway
- Vacant possession, two bathrooms
- Double plot, a short walk from the sea front
- Vast space and versatility with no chain.

Accommodation

GROUND FLOOR

Porch
 Entrance Hallway
 Study
 Bathroom
 Cloakroom
 Kitchen/Diner: 21'0 x 13'10 (6.41m x 4.22m)
 Conservatory
 Lounge: 13'8 x 11'8 (4.17m x 3.56m)
 Bedroom 1: 15'4 x 9'6 (4.68m x 2.90m)
 Bedroom 2: 15'6 x 10'6 (4.73m x 3.20m)
 Bedroom 3: 17'10 x 8'5 (5.44m x 2.57m)

OUTSIDE

Garage
 Driveway
 Front Garden
 Rear Garden

Ground Floor
Approx. 141.1 sq. metres (1519.3 sq. feet)



Call Herne Bay - 01227 361226 ■ 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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