



Price
£545,000

Freehold

4x  2x  2x 

**Avenue Road, Herne
Bay, Kent, CT6**

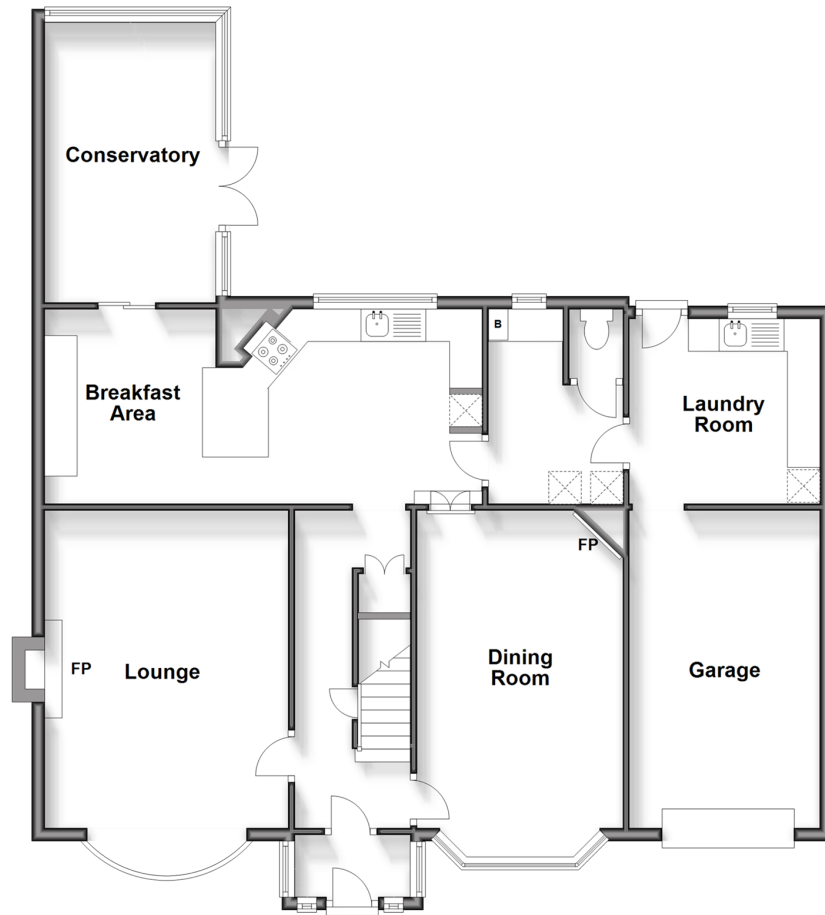
OVER 60?

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

Wards
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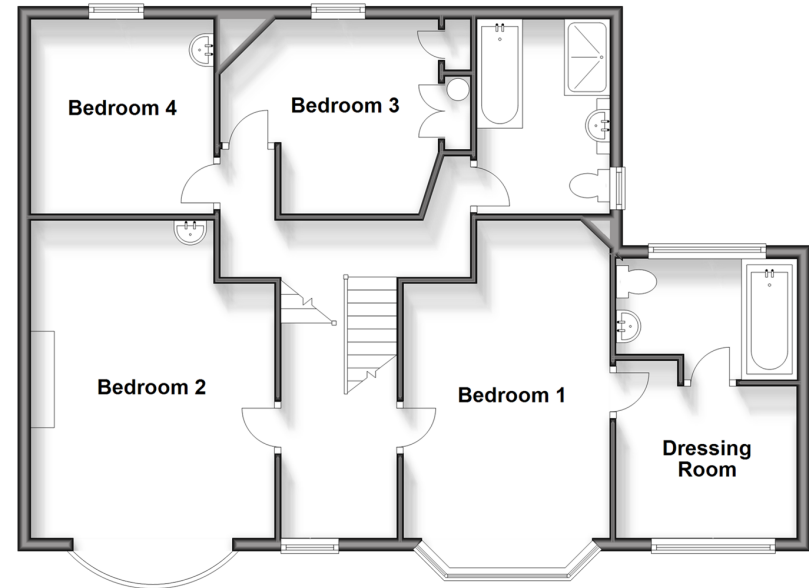
Split Level Ground Floor

Approx. 109.2 sq. metres (1175.7 sq. feet)



Split Level First Floor

Approx. 84.4 sq. metres (908.2 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Porch
Entrance Hallway
Dining Room: 19'3 x 10'5 (5.87m x 3.18m)
Lounge: 19'6 x 12'3 (5.95m x 3.74m)
Breakfast Area: 22'2 x 9'8 (6.76m x 2.95m)
Conservatory: 14'3 x 9'9 (4.35m x 2.97m)
Utility Room: 10'5 x 6'7 (3.18m x 2.01m)
Laundry Room: 9'8 x 9'4 (2.95m x 2.85m)

SPLIT LEVEL FIRST FLOOR

Landing
Bedroom 2: 19'6 x 12'5 (5.95m x 3.79m)
Bedroom 1: 19'5 x 11'2 (5.92m x 3.41m)
Dressing Room: 9'2 x 9'1 (2.80m x 2.77m)
En-suite Bathroom
Bedroom 4: 10'5 x 9'3 (3.18m x 2.82m)
Bedroom 3: 11'3 x 10'1 (3.43m x 3.08m)
Bathroom

OUTSIDE

Garage
Driveway
Front Garden
Rear Garden



Main features

- Charming home built in 1800's
- Extended with double gates and boundary wall
- Versatile accommodation
- Bedroom 1 has en-suite bathroom and dressing area
- Many key retained original features with sitting room and separate dining room



Nearest Schools

Primary Schools: Herne Bay Junior School 0.5 miles, Hampton Primary 0.6 miles, Briary Primary 1.2 miles

Secondary Schools: Herne Bay High School 0.6 miles, The Community College Whitstable 3.6 miles, Spires Academy



Transport Information

Train Stations: Herne Bay 0.4 miles, Chestfield & Swalecliffe 2.2 miles, Whitstable 3.6 miles



Address

Avenue Road, Herne Bay, Kent, CT6



Directions

For directions to this property please contact us.



Wards
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Call Herne Bay Branch 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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