



Price
£375,000

Freehold

3x  2x  1x 

**St. Katherine's Crescent,
Sellindge, Kent, TN25**

Wards
Helping you move forwards



Main features

- Immaculate family property with all bedrooms being double in size
- Secluded rear garden, garage with power and light
- Bedroom 1 has the whole top floor with en-suite shower, downstairs cloakroom, gas central heating
- Large kitchen/diner great for entertaining



Nearest Schools

Primary Schools: Sellindge Primary 0.0 miles, Smeeth Community Primary 2.0 miles, Lympe Primary 2.1 miles. Secondary Schools: Caldecott Foundation School 2.3 miles, Brockhill Park Performing Arts College 3.1 miles, The Norton Knatchbull School 5.6 miles.



Transport Information

Train Stations: Ashford International 6.2 miles, Wye 6.4 miles, Ham Street 6.8 miles

Accommodation

GROUND FLOOR

Hallway

Cloakroom

Lounge: 16'0 x 12'1 (4.88m x 3.69m)

Kitchen: 11'0 x 9'0 (3.36m x 2.75m)

FIRST FLOOR

Landing

Bedroom 2: 15'0 x 11'0 (4.58m x 3.36m)

Bedroom 3: 9'0 x 8'0 (2.75m x 2.44m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1 : 17'0 x 15'0 (5.19m x 4.58m)

En-Suite Shower Room

OUTSIDE

Rear Garden

Garage & Off Road Parking

Call Hythe - 01303 267473 ■ 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



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