



Guide Price
£325,000

Freehold

3x  2x  1x 

**Puffin Road, Herne Bay,
Kent, CT6**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Garage and off road parking
- Conservatory
- Located in a popular modern development
- En-suite to main bedroom
- Well presented throughout

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 12'1 x 8'8 (3.69m x 2.64m)

Lounge: 15'6 x 12'8 (4.73m x 3.86m)

Conservatory: 14'0 x 12'9 (4.27m x 3.89m)

FIRST FLOOR

Landing

Bedroom 1: 13'10 x 12'1 (4.22m x 3.69m)

En-Suite Shower Room

Bedroom 3: 10'2 x 8'5 (3.10m x 2.57m)

Bathroom

Bedroom 2: 13'1 x 8'6 (3.99m x 2.59m)

OUTSIDE

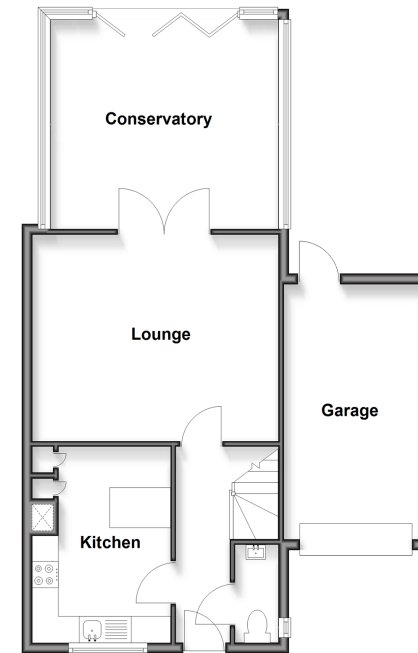
Front Garden

Garage

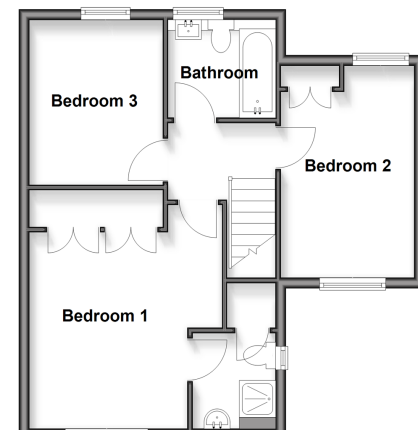
Off Road Parking

Rear Garden

Ground Floor
Approx. 67.5 sq. metres (726.8 sq. feet)



First Floor
Approx. 47.2 sq. metres (507.9 sq. feet)



Call Herne Bay - 01227 361226 ■ wardsofKent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- 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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