



Guide Price
£435,000

Freehold

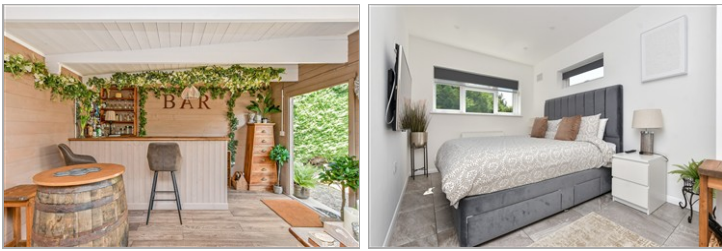
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**Manor Lea Road, St
Nicholas At Wade,
Birchington, Kent, CT7**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Chain free
- Ready for you to move straight into
- Guest room on the ground floor with own private entrance
- Stunning large garden with show stopping bar, perfect for entertaining
- Situated in the wonderful village of St Nicholas at Wade

Accommodation

GROUND FLOOR

Entrance Hallway
 Lounge : 11'6 x 11'0 (3.51m x 3.36m)
 Kitchen : 11'8 x 6'7 (3.56m x 2.01m)
 Dining Area : 13'11 x 10'10 (4.24m x 3.30m)
 Utility : 12'1 x 5'10 (3.69m x 1.78m)
 Cloakroom
 Guest Room: 18'9 x 8'3 (5.72m x 2.52m)
 En-Suite Shower Room

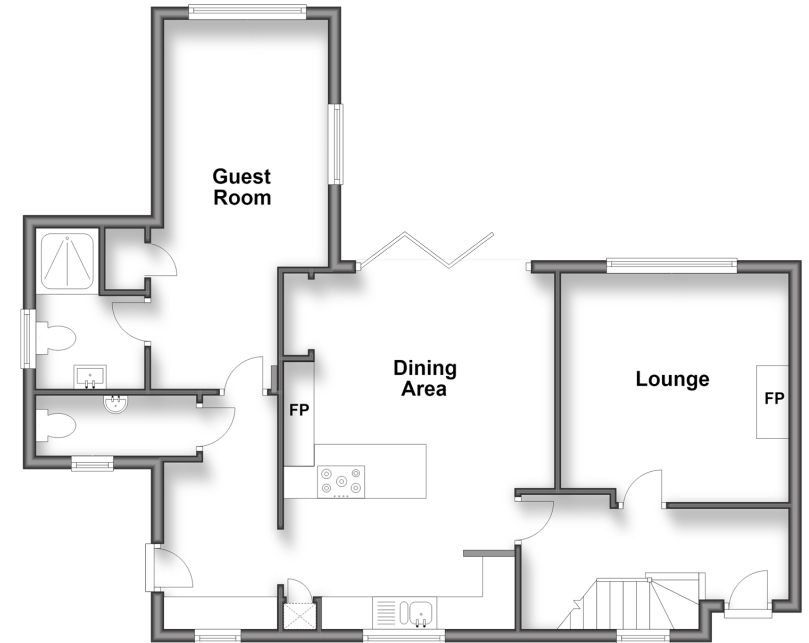
FIRST FLOOR

Landing
 Bedroom 1 : 14'9 x 11'2 (4.50m x 3.41m)
 Bedroom 2 : 10'8 x 10'1 (3.25m x 3.08m)
 Bedroom 3 : 9'4 x 7'2 (2.85m x 2.19m)
 Bathroom

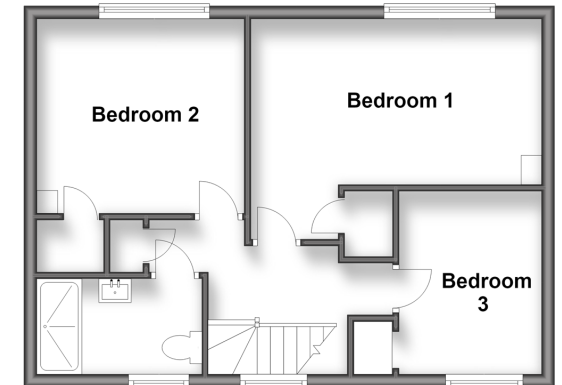
OUTSIDE

Off Road Parking
 Garden to Rear
 Sellers use as a Garden Bar: 15'3 x 12'3 (4.65m x 3.74m)

Ground Floor
 Approx. 69.6 sq. metres (749.3 sq. feet)



First Floor
 Approx. 43.1 sq. metres (463.5 sq. feet)



Call Birchington - 01843 842551 ■ wardsof Kent.co.uk

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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

