



**Guide Price**  
**£475,000**

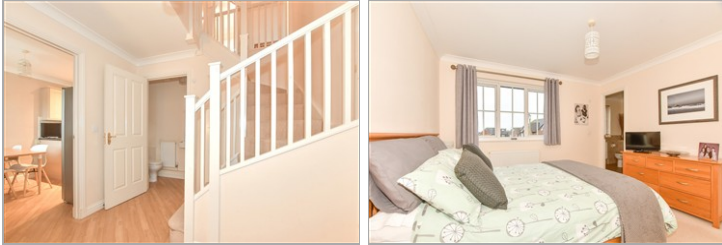
**Freehold**

4x  2x  2x 

**Wye Green, Herne Bay,  
Kent, CT6**

*Wards*  
Helping you move forwards





## Main features

- O'Brien built family house
- Large conservatory overlooking garden
- Large lounge, separate dining room
- Cul-de-sac location overlooking green
- Easy access to Thanet Way for commuting

## Accommodation

### GROUND FLOOR

Entrance Hall: 10'4 x 9'1 (3.15m x 2.77m)  
 Lounge: 20'3 x 11'6 (6.18m x 3.51m)  
 Dining Room: 9'9 x 9'6 (2.97m x 2.90m)  
 Kitchen/Breakfast Room: 26'4 x 8'1 (8.03m x 2.47m)  
 Conservatory: 12'5 x 11'4 (3.79m x 3.46m)

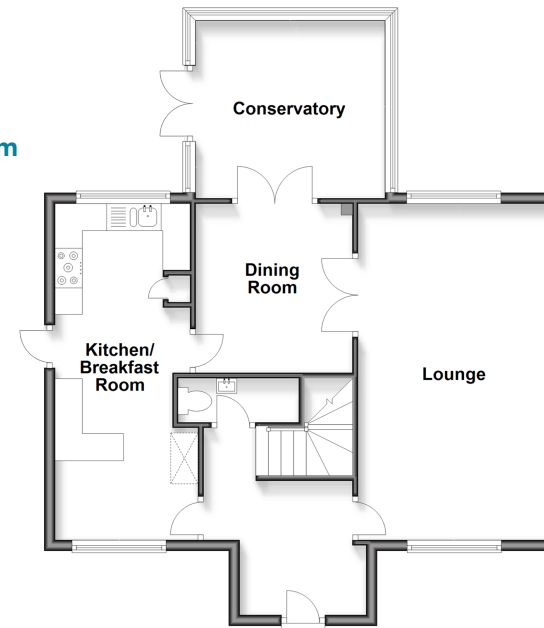
### FIRST FLOOR

Landing  
 Bedroom 1: 11'6 x 11'5 (3.51m x 3.48m)  
 En-Suite Shower Room: 7'6 x 6'3 (2.29m x 1.91m)  
 Bedroom 2: 11'6 x 9'4 (3.51m x 2.85m)  
 Bathroom  
 Bedroom 3: 11'5 x 7'3 (3.48m x 2.21m)  
 Bedroom 4: 9'2 x 8'7 (2.80m x 2.62m)

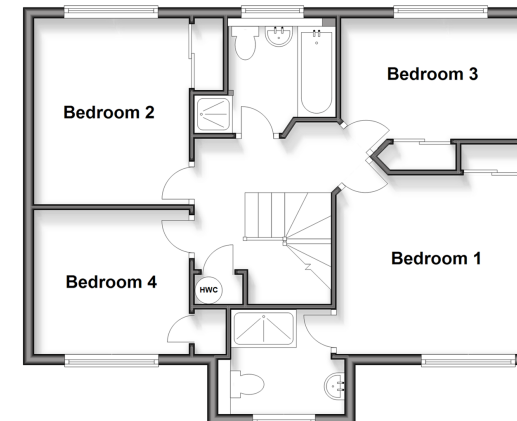
### OUTSIDE

Front garden with driveway  
 Rear Garden  
 Garage

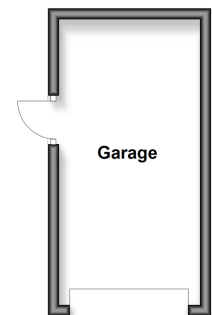
**Ground Floor**  
 Approx. 71.5 sq. metres (769.8 sq. feet)



**First Floor**  
 Approx. 59.1 sq. metres (636.1 sq. feet)



**Outbuilding**  
 Approx. 14.9 sq. metres (160.1 sq. feet)



**Call Herne Bay - 01227 361226 ■ [wardsofkent.co.uk](http://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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