

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)

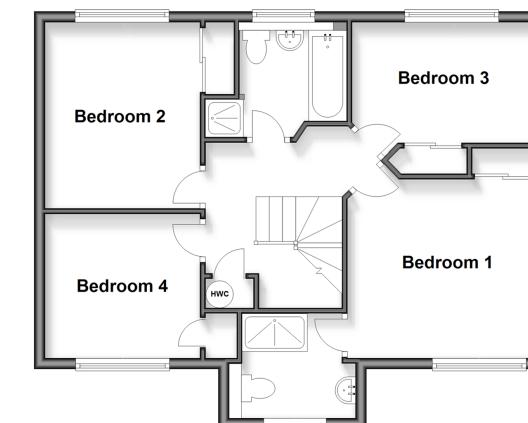
OUTSIDE

Front garden with driveway
 Rear Garden
 Garage

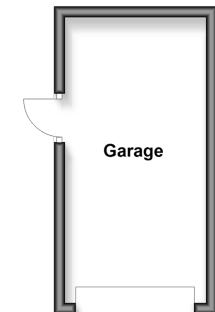
Ground Floor
 Approx. 71.5 sq. metres (769.8 sq. feet)



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

■ 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



CURRENT:
 C(79)

POTENTIAL:
 B(83)



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