

3

Bedrooms



1

Bathroom



1

Reception



Three Bedroom Semi-Detached Home
Large Open Plan Living Area
Extensive Rear Gardens
Downstairs W/C
Opportunity to extend (STNC)



Situated in the popular village of Hersden, this three-bedroom semi-detached home offers generous living space across two floors and presents an excellent opportunity for buyers seeking a property they can modernise and make their own.

The ground floor features a spacious open-plan lounge/dining room stretching over 23 feet, creating a bright and flexible space ideal for both everyday living and entertaining. The kitchen, positioned to the rear, provides a practical layout with clear potential for updating or redesign. A ground floor WC and a useful garden store further enhance the functionality of the home.

Upstairs, there are three bedrooms, including two well-proportioned doubles and a comfortable single room, making the property well-suited to families, first-time buyers, or investors. The first floor also benefits from a family bathroom along with a separate WC.

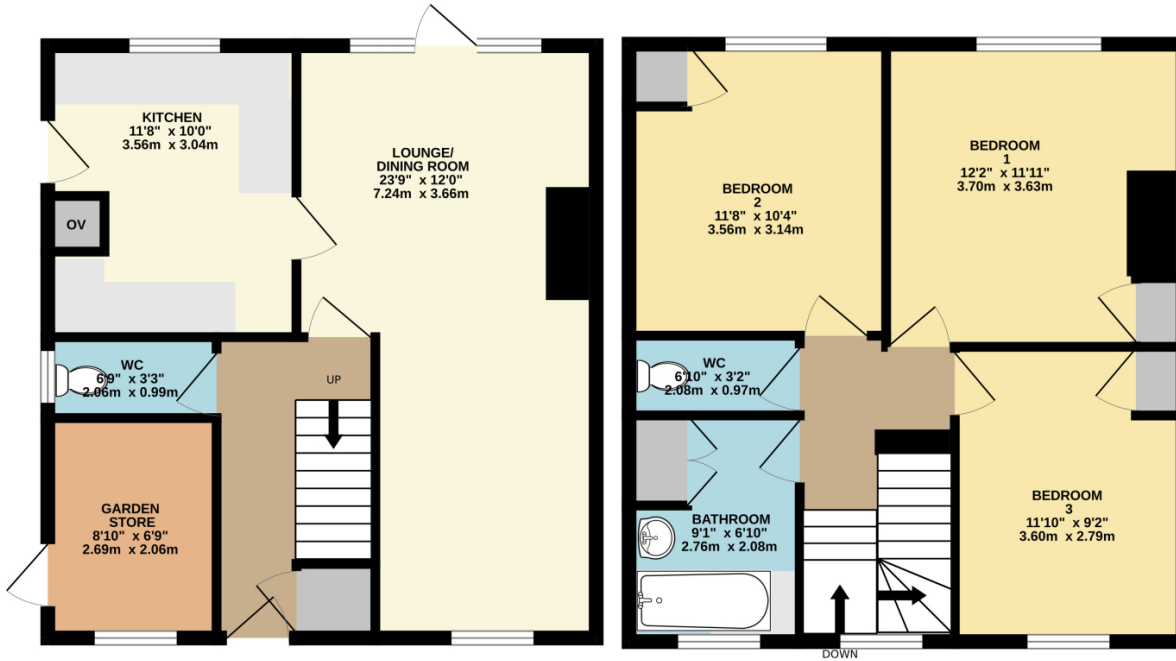
Externally, the property enjoys front and rear garden areas, offering scope for landscaping and outdoor improvement.

While the house would benefit from a purchaser putting their own stamp on it, it offers solid proportions and a total floor area of approximately 1,035 sq.ft., providing a fantastic opportunity to add value and create a personalised home.

Located within easy reach of Canterbury, Hersden offers a village setting with convenient access to local amenities, transport links, schools, and surrounding countryside.

GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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