



Guide Price
£425,000

Freehold

3x  2x  2x 

**Swallow Court, Herne
Common, Herne Bay,
Kent, CT6**

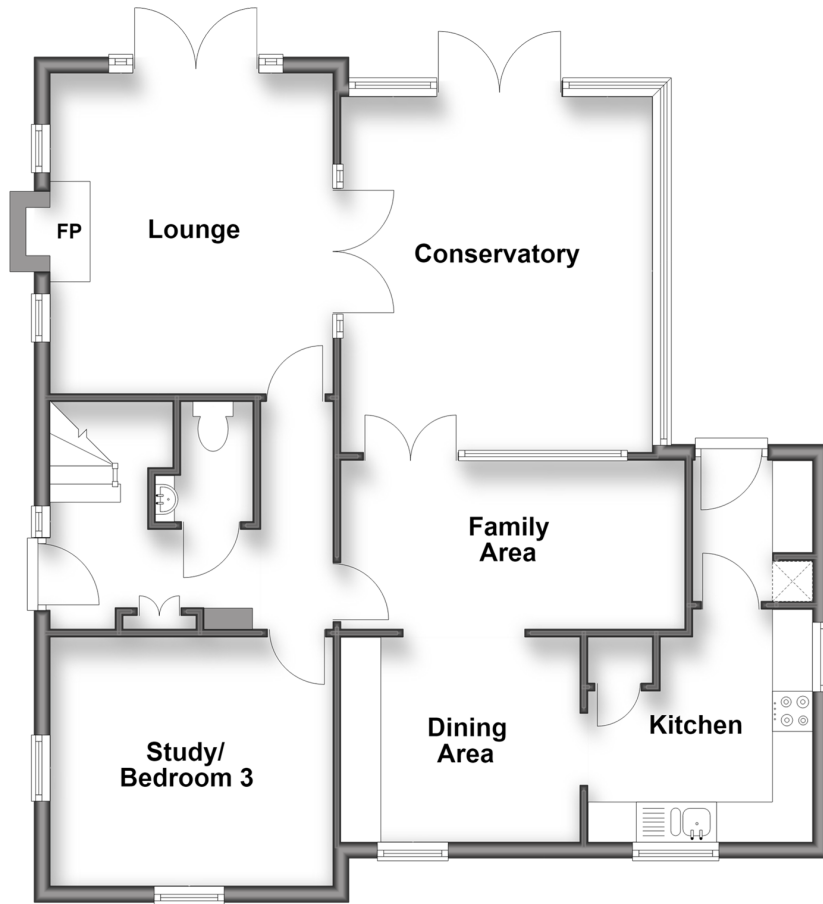
OVER 60?

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

Wards
Helping you move forwards

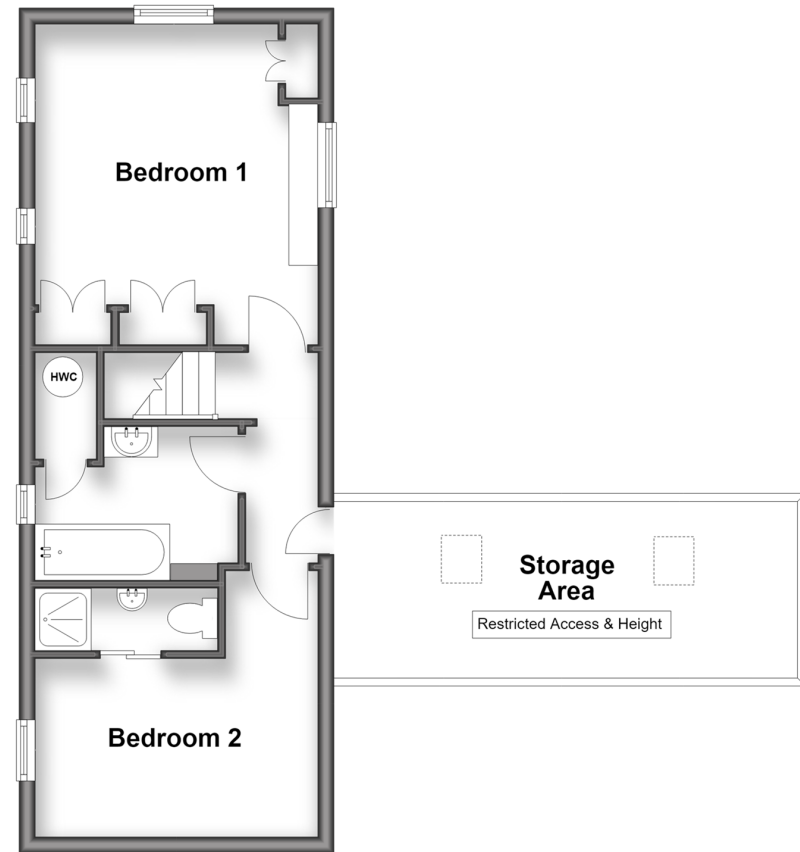
Ground Floor

Approx. 82.2 sq. metres (884.5 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)
(excluding Storage Area)



Accommodation

GROUND FLOOR

Hallway

Lounge: 13'1 x 11'5 (3.99m x 3.48m)

Conservatory: 19'6 x 12'11 (5.95m x 3.94m)

Kitchen: 9'2 x 9'2 (2.80m x 2.80m)

Utility Room: 5'10 x 5'5 (1.78m x 1.65m)

Dining Area: 9'9 x 8'3 (2.97m x 2.52m)

Family Area: 11'6 x 10'2 (3.51m x 3.10m)

Bedroom 3/Study: 11'6 x 10'2 (3.51m x 3.10m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 11'6 x 10'4 (3.51m x 3.15m)

En-Suite Shower Room

Bedroom 1: 13'2 x 11'6 (4.02m x 3.51m)

Bathroom

Storage Area: 19'2 x 7'0 (5.85m x 2.14m)

OUTSIDE

Driveway

Garage

Rear Garden



Main features

- No onward chain
- Beautiful field views to the rear
- Garage and off Road Parking
- Quiet location, near a local pub and a main bus route
- Unique property with a versatile layout



Nearest Schools

Primary Schools: Herne C of E Junior School 0.7 miles, Briary Primary 1.3 miles, Hampton Primary 1.6 miles

Secondary Schools: Herne Bay High School 1.2 miles, Spires Academy 2.4 miles, The Whitstable School 3.6



Transport Information

Train Stations: Herne Bay 1.4 miles, Chestfield & Swalecliffe 2.6 miles, Sturry 3.2 miles



Address

Swallow Court, Herne Common, Herne Bay, Kent, CT6



Directions

For directions to this property please contact us.



Call Herne Bay Branch 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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