



Price
£395,000

Freehold

3x  2x  1x 

**Arolla Road, Herne Bay,
Kent, CT6**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Modern detached house
- Main bedroom with en-suite
- Low maintenance gardens
- stunning kitchen with appliances and separate utility room
- Conservatory extension, cul-de-sac setting

Accommodation

GROUND FLOOR

Entrance Hallway
 Lounge: 16'3 x 10'7 (4.96m x 3.23m)
 Kitchen: 16'9 x 10'2 (5.11m x 3.10m)
 Utility Room: 7'2 x 5'2 (2.19m x 1.58m)
 Cloakroom
 Conservatory: 10'0 x 8'7 (3.05m x 2.62m)
 Smoking Room: 7'5 x 7'2 (2.26m x 2.19m)

FIRST FLOOR

Landing
 Bedroom 3: 9'8 x 9'7 (2.95m x 2.92m)
 Bedroom 1: 12'8 x 11'0 (3.86m x 3.36m)
 En-suite Shower Room
 Bedroom 2: 12'6 x 11'1 (3.81m x 3.38m)
 Bathroom

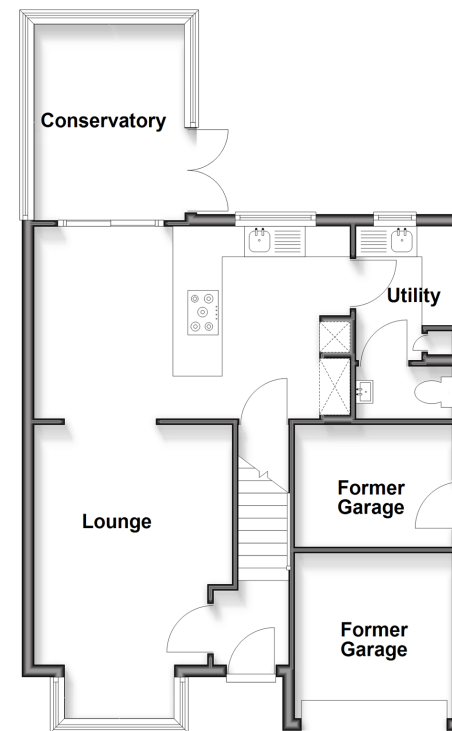
OUTSIDE

Garage
 Driveway
 Front Garden
 Rear Garden

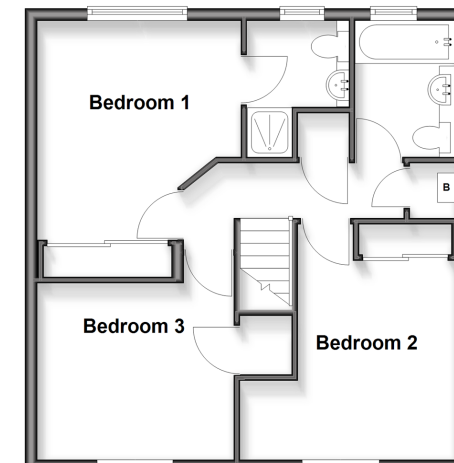
Call Herne Bay - 01227 361226 ■ wardsof Kent.co.uk

- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

Ground Floor
 Approx. 61.4 sq. metres (661.1 sq. feet)



First Floor
 Approx. 49.4 sq. metres (531.5 sq. feet)



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