



Guide Price
£375,000

Freehold

3x  1x  2x 

**Western Avenue, Herne
Bay, Kent, CT6**

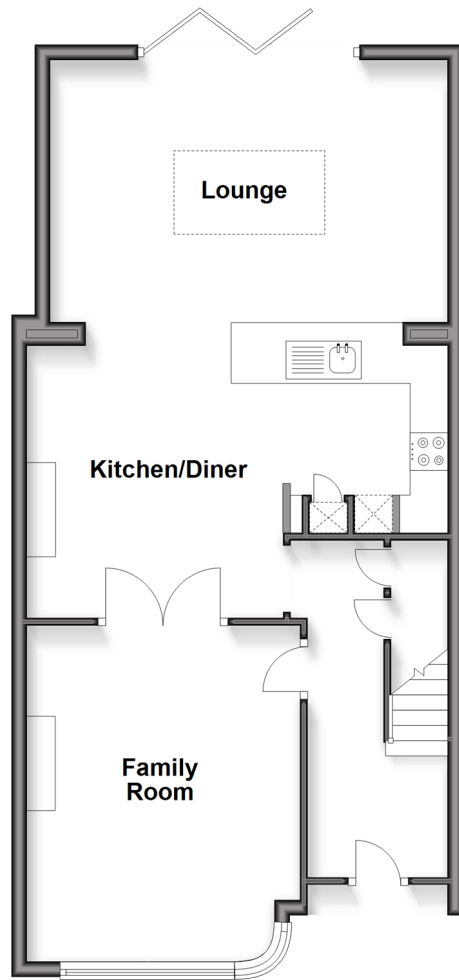
OVER 60?

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

Wards
Helping you move forwards

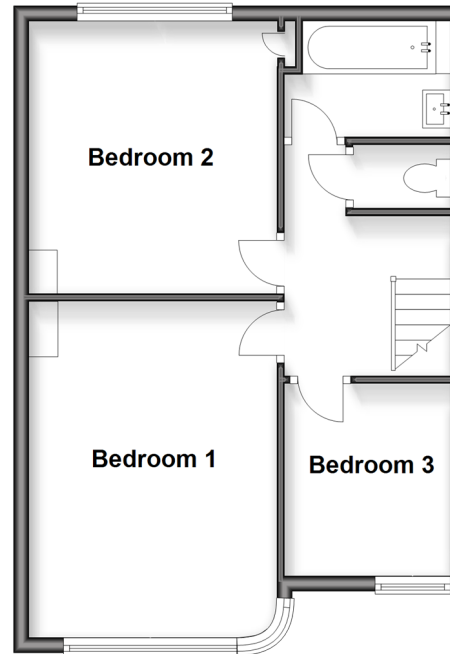
Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



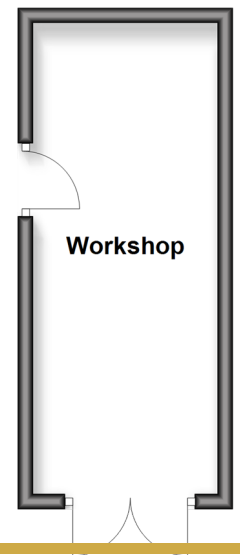
First Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



Outbuilding

Approx. 15.2 sq. metres (163.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Family Room: 17'3 x 11'3 (5.26m x 3.43m)

Kitchen area: 11'8 x 8'2 (3.56m x 2.49m)

Lounge: 14'6 x 11'0 (4.42m x 3.36m)

FIRST FLOOR

Bedroom 1: 14'8 x 10'8 (4.47m x 3.25m)

Bedroom 2: 12'1 x 10'7 (3.69m x 3.23m)

Bedroom 3: 8'3 x 7'1 (2.52m x 2.16m)

Bathroom

Separate W.C

OUTSIDE

Off street parking for 2 cars

Garage for storage/Workshop: 20'3 x 8'9
(6.18m x 2.67m)

Garden



Main features

- Beautifully extended family home
- Large garage/workshop
- No onward chain
- Stunning kitchen packed with quality appliances
- Driveway parking to front, large attic for storage



Nearest Schools

Primary Schools: Herne Bay Junior School 0.5 miles, Hampton Primary 0.8 miles, Briary Primary 1.4 miles

Secondary Schools: Herne Bay High School 1.1 miles, The Whitstable School 4.5 miles, Spires Academy 6.2 miles



Transport Information

Train Stations: Herne Bay 0.5 miles, Chestfield & Swalecliffe 2.7 miles, Whitstable 4.3 miles



Address

Western Avenue, Herne Bay, Kent, CT6



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Herne Bay Branch 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
C(72)	C(80)

11238990/20260114/DP/GG