



**Guide Price**  
**£500,000**

**Freehold**

3x  3x  2x 

**Hunting Gate,  
Birchington, Kent, CT7**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Beautiful family home with handy utility room
- Stunning large rear garden, perfect for a keen gardener
- Off road parking for multiple cars
- Spacious rooms throughout
- Situated in a quiet cul-de-sac

## Accommodation

### GROUND FLOOR

Porch  
 Entrance Hallway  
 Dining Room: 11'6 x 9'5 (3.51m x 2.87m)  
 Lounge : 19'7 x 10'9 (5.97m x 3.28m)  
 Conservatory : 8'1 x 7'2 (2.47m x 2.19m)  
 Kitchen: 15'2 x 7'9 (4.63m x 2.36m)  
 Utility Room: 8'1 x 6'4 (2.47m x 1.93m)  
 Cloakroom

### FIRST FLOOR

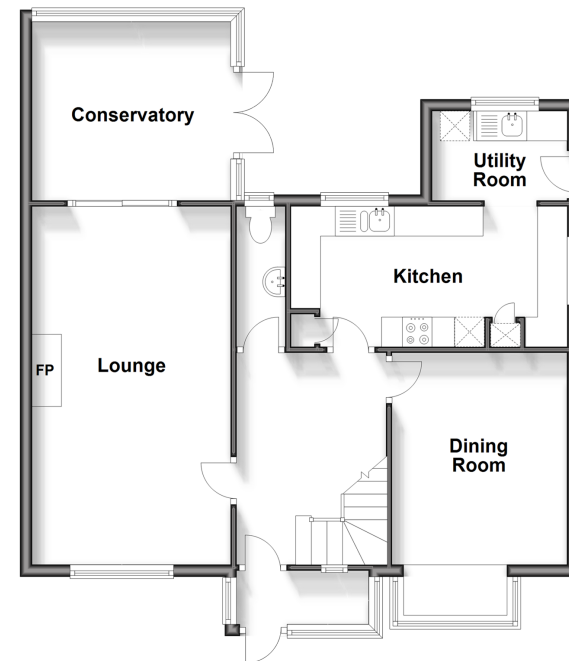
Landing  
 Bedroom 1: 14'5 x 10'0 (4.40m x 3.05m)  
 En-Suite Shower Room  
 Bedroom 2 : 14'7 x 11'8 (4.45m x 3.56m)  
 En-Suite Shower Room  
 Bedroom 3 : 12'3 x 7'7 (3.74m x 2.31m)  
 Bathroom

### OUTSIDE

Garage and Off Road Parking  
 Garden to Front and Rear

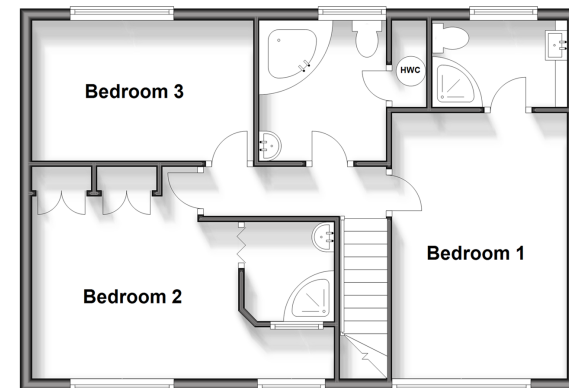
### Ground Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



### First Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



**Call Birchington - 01843 842551 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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.



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