



**Price**  
**£475,000**

**Freehold**

3x  1x  2x 

**Hackington Road,  
Tyler Hill, Canterbury,  
Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Wonderfully presented bungalow**
- **Large driveway with parking for multiple cars**
- **Summer house and conservatory**
- **Highly desirable village location with quick access into central Canterbury, Whitstable and Herne Bay**
- **Recently fitted high specification kitchen and separate utility room**

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Bedroom 1: 11'9 x 10'5 (3.58m x 3.18m)

Bedroom 2: 10'8 x 9'9 (3.25m x 2.97m)

Bedroom 3: 9'5 x 6'4 (2.87m x 1.93m)

Dining Room: 13'9 x 9'9 (4.19m x 2.97m)

Conservatory: 10'0 x 9'1 (3.05m x 2.77m)

Lounge: 15'9 x 11'9 (4.80m x 3.58m)

Bathroom: 8'6 x 6'3 (2.59m x 1.91m)

Kitchen: 11'8 x 11'2 (3.56m x 3.41m)

Utility Room: 8'7 x 6'8 (2.62m x 2.03m)

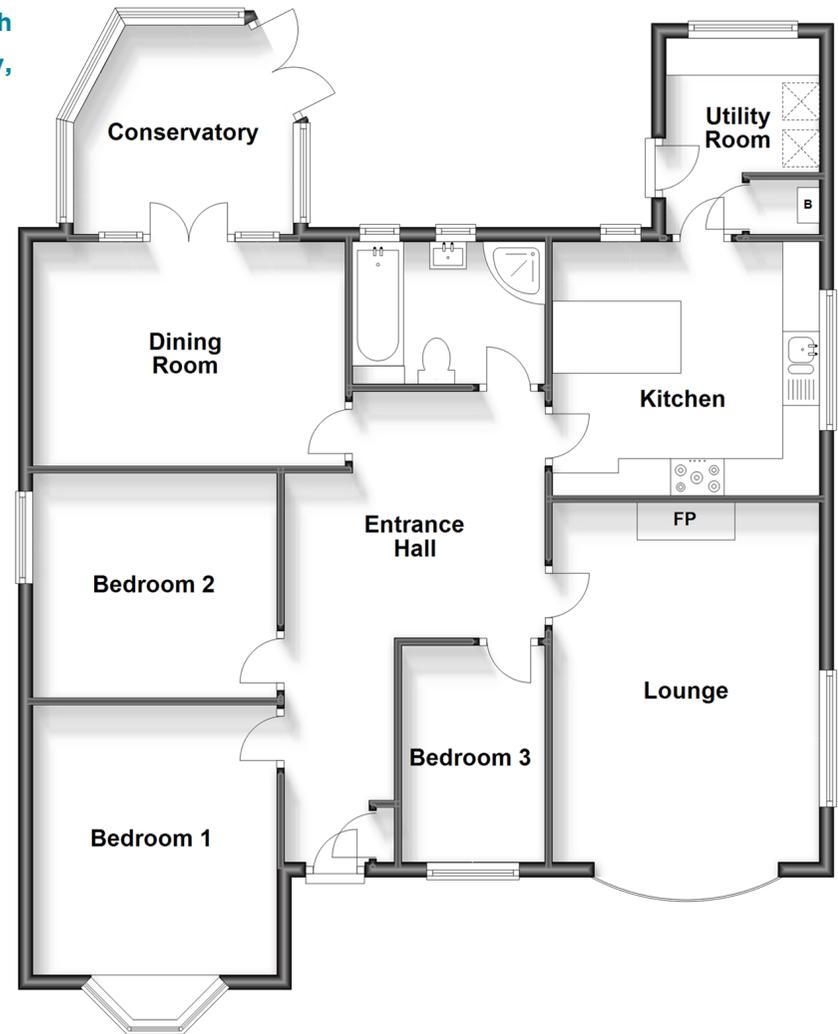
### OUTSIDE

Front Garden

Driveway

Rear Garden

**Ground Floor**  
Approx. 109.2 sq. metres (1175.5 sq. feet)



**Call Canterbury - 01227 766669 ■ [wardsof Kent.co.uk](http://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 59% less, by purchasing a Lifetime Lease.



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