



Price
£270,000

Freehold

2x  1x  1x 

**Larch Close, Hersden,
Canterbury, Kent, CT3**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Recently renovated to a high standard throughout
- Allocated parking for 2 cars
- Popular village location in Hersden
- Recently built conservatory overlooking the rear garden
- Ideal first time buy or investment

Accommodation

GROUND FLOOR

- Entrance Hallway
- Cloakroom
- Lounge: 15'6 x 11'5 (4.73m x 3.48m)
- Kitchen: 8'3 x 7'9 (2.52m x 2.36m)
- Conservatory: 11'4 x 9'4 (3.46m x 2.85m)

FIRST FLOOR

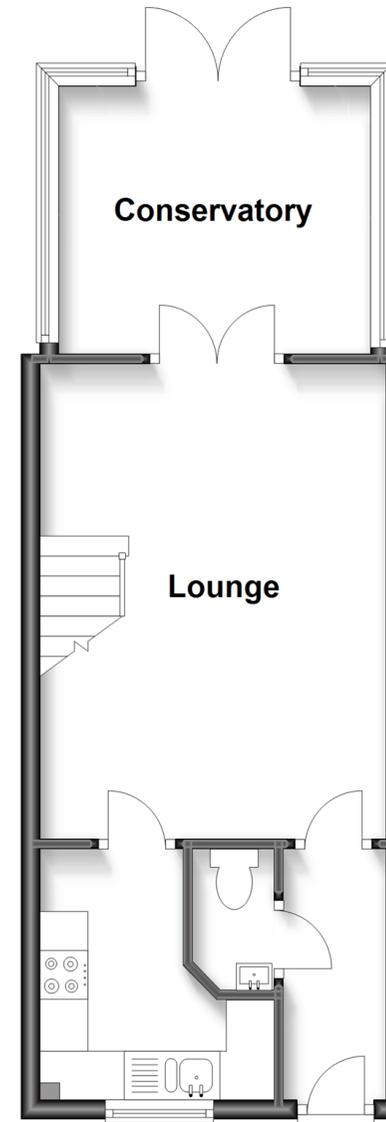
- Landing
- Bedroom 1: 11'2 x 9'9 (3.41m x 2.97m)
- Bedroom 2: 11'3 x 6'9 (3.43m x 2.06m)
- Bathroom

OUTSIDE

- Front Garden
- Allocated Parking
- Rear Garden

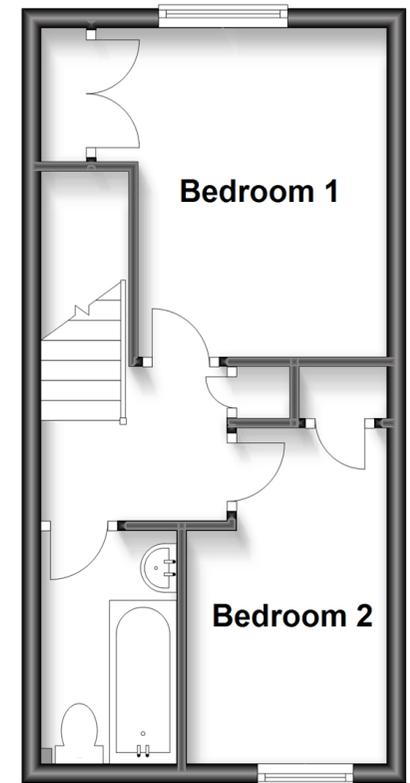
Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



Call Canterbury - 01227 766669 ■ 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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