



Price
£475,000

Freehold

3x  2x  2x 

**Laurel Place, Staple
Street, Hernhill,
Faversham, Kent, ME13**

OVER 60?

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

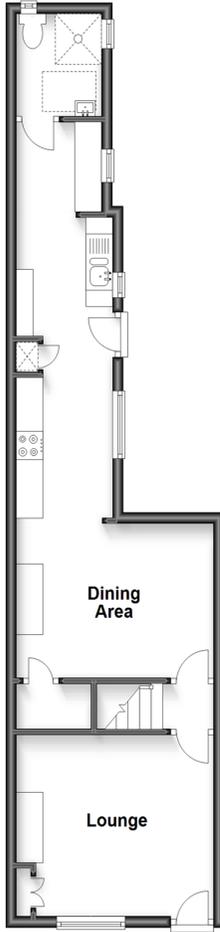


Video Tour available

Wards

Helping you move forwards

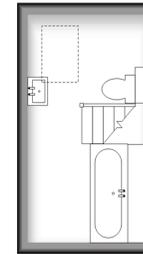
Ground Floor
Approx. 41.3 sq. metres (444.6 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.6 sq. feet)



Second Floor
rox. 8.9 sq. metres (95.9 sq. feet)



Accommodation

GROUND FLOOR

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

Dining Area: 11'4 x 9'4 (3.46m x 2.85m)

Kitchen: 23'0 x 5'9 (7.02m x 1.75m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 11'9 x 10'7 (3.58m x 3.23m)

Bedroom 2: 11'4 x 9'6 (3.46m x 2.90m)

Bedroom 3: 14'4 x 5'9 (4.37m x 1.75m)

SECOND FLOOR

Bathroom

OUTSIDE

Long Rear Garden

Timber Summer House: 11'3 x 8'5
(3.43m x 2.57m)



Main features

- Delightful end of terrace period house
- Long rear garden backing onto fields and paddocks
- Sympathetically improved
- 2 pubs and bus service near by
- Semi rural location in fabulous village setting close to Mount Ephraim Gardens



Nearest Schools

Primary Schools: Boughton-under-Blean and Dunkirk Primary 0.8 miles, Hernhill C of E Primary 1.1 miles

Secondary Schools: Queen Elizabeth's Grammar School 3.3 miles, The Abbey School 4.5 miles



Transport Information

Train Stations: Selling 1.8 miles, Faversham 2.7 miles, Chilham 4.0 miles



Address

Laurel Place, Staple Street, Hernhill, Faversham, Kent, ME13



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Faversham Branch 01795 535517 ■ wardsof Kent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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:
10831558/20221207/JW/PJ		