



**Price**  
**£450,000**

**Freehold**

4x  1x  2x 

**Broomfield Road,  
Herne Bay, Kent, CT6**

**OVER 60?**

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



**Wards**  
Helping you move forwards





## Main features

- Beautiful extended family home
- Versatile layout, countryside views
- Long driveway for multiple cars
- Large rear garden with outbuilding ideal for office or studio
- Full of charm and potential on the outskirts of Herne village.

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 16'1 x 15'5 (4.91m x 4.70m)

Kitchen: 14'0 x 12'9 (4.27m x 3.89m)

Dining Room: 15'5 x 12'5 (4.70m x 3.79m)

### FIRST FLOOR

Landing

Bedroom 1: 15'9 x 10'9 (4.80m x 3.28m)

Bedroom 4: 16'0 x 6'9 (4.88m x 2.06m)

Bedroom 3: 11'2 x 7'1 (3.41m x 2.16m)

Bedroom 2: 11'0 x 8'3 (3.36m x 2.52m)

Bathroom

OUTBUILDING

Outbuilding

### OUTSIDE

Driveway

Front Garden

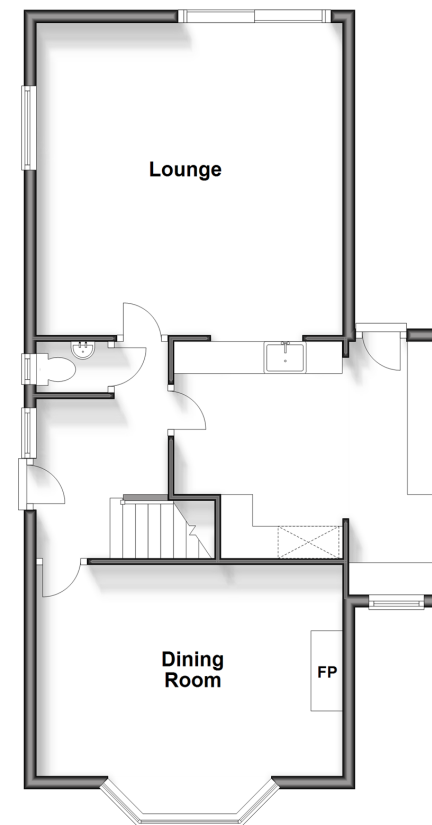
Rear Garden

**Call Herne Bay - 01227 361226 ■ [wardsofkent.co.uk](http://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.

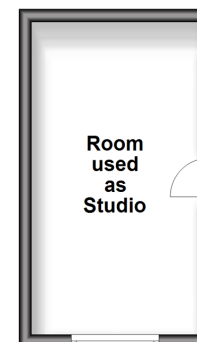
### Ground Floor

Approx. 63.2 sq. metres (680.3 sq. feet)



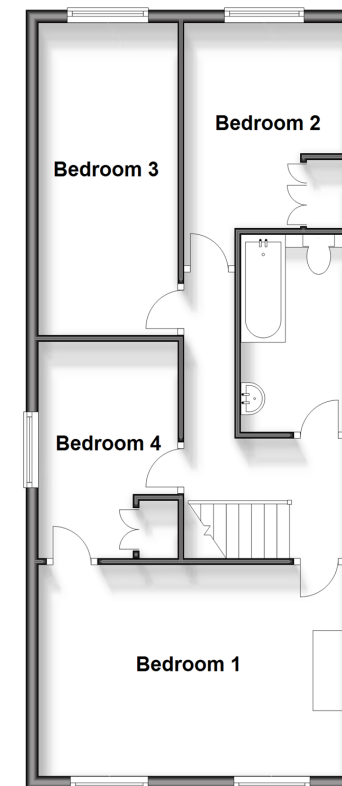
### Outbuilding

Approx. 12.8 sq. metres (138.1 sq. feet)



### First Floor

Approx. 57.0 sq. metres (613.1 sq. feet)



11232535/20240415/AT/GG