



**Price**  
**£495,000**

**Freehold**

3x  2x  1x 

**Maypole Lane, Hoath,  
Canterbury, Kent, CT3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Set in a semi-rural Hamlet
- Extended with 3 double bedrooms
- Well fitted kitchen and utility area
- Double glazed throughout with oil fired central heating
- Large lounge with sunny aspect and patio doors opening into the garden

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 3: 14'0 x 11'7 (4.27m x 3.53m)

Utility Room: 27'6 x 4'7 (8.39m x 1.40m)

Integral Garage

Lounge/Diner: 24'1 x 15'0 (7.35m x 4.58m)

Kitchen: 11'3 x 7'9 (3.43m x 2.36m)

Shower Room: 7'10 x 5'0 (2.39m x 1.53m)

Bedroom 1: 15'10 x 9'2 (4.83m x 2.80m)

Dressing Room: 8'1 x 6'1 (2.47m x 1.86m)

En-suite: 5'11 x 5'3 (1.80m x 1.60m)

Bedroom 2: 11'8 x 9'9 (3.56m x 2.97m)

### OUTSIDE

Driveway

Front Garden

Rear Garden

Summer House

Greenhouse

### Ground Floor

Approx. 129.3 sq. metres (1391.4 sq. feet)



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.



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