



**Price**  
**£450,000**

**Freehold**

3x  2x  1x 

**Parkland Road, Herne  
Bay, Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented family home
- Quinns built, superb quality throughout
- Separate utility area, block paved driveway
- En-suite shower room to bedroom 1
- Exclusive small development consisting of only 4 houses

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 19'7 x 11'5 (5.97m x 3.48m)

Cloakroom

Kitchen: 19'6 x 8'4 (5.95m x 2.54m)

Utility Room

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 8'3 (4.22m x 2.52m)

En-suite

Bedroom 3: 11'5 x 8'7 (3.48m x 2.62m)

Bedroom 2

Bathroom

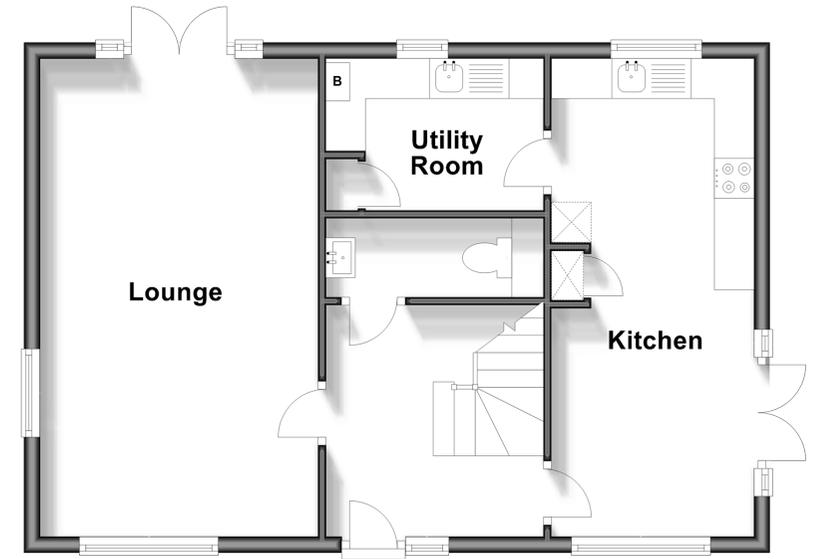
### OUTSIDE

Driveway

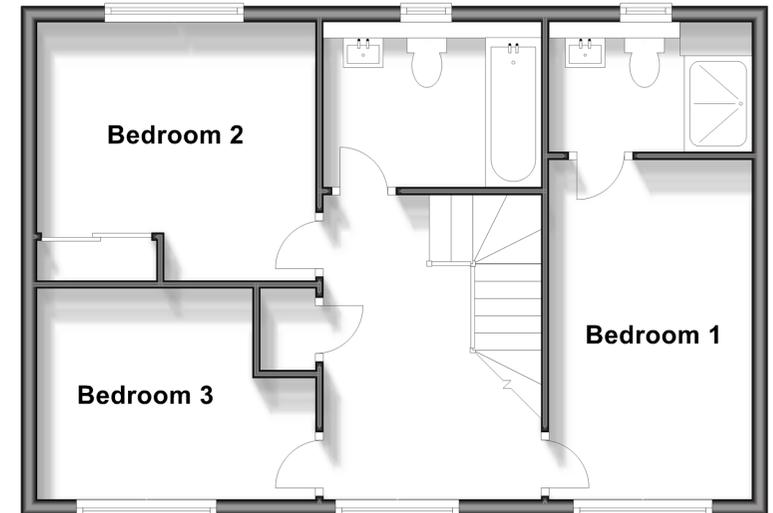
Front garden

Rear Garden

**Ground Floor**  
Approx. 53.9 sq. metres (579.6 sq. feet)



**First Floor**  
Approx. 53.9 sq. metres (579.6 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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