



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Blackburn Road,  
Greenhill, Herne Bay,  
Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Stunning modern family home with low maintenance garden
- Extensive block paved driveway
- Conservatory extension to rear
- Converted garage creating study/bedroom 4
- A short walk from Herne Bay High School

## Accommodation

### GROUND FLOOR

- Entrance Hallway
- Study: 8'6 x 7'7 (2.59m x 2.31m)
- Kitchen: 17'9 x 7'8 (5.41m x 2.34m)
- Cloakroom
- Lounge: 20'2 x 12'2 (6.15m x 3.71m)
- Conservatory: 8'6 x 8'5 (2.59m x 2.57m)

### FIRST FLOOR

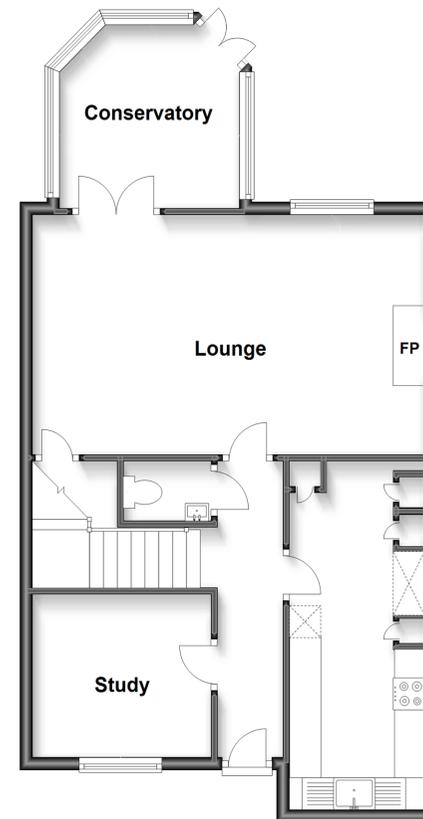
- Bedroom 1: 20'3 x 8'7 (6.18m x 2.62m)
- En Suite Shower Room
- Shower Room
- Bedroom 3: 12'3 x 9'2 (3.74m x 2.80m)
- Bedroom 2: 10'7 x 6'1 (3.23m x 1.86m)

### OUTSIDE

- Driveway
- Front Garden
- Rear Garden

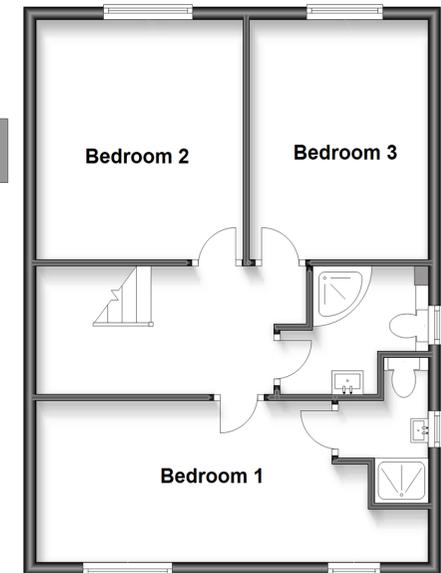
### Ground Floor

Approx. 62.8 sq. metres (676.4 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.5 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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