



**Guide Price**  
**£475,000**

**Freehold**

5x  3x  2x 

**Hardy Road, Greatstone,  
New Romney, Kent,  
TN28**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Exclusive family home with a flexible layout
- Space for extended or growing family
- Bright and airy accommodation throughout
- Large kitchen/breakfast room
- Excellent off road parking and a garage/workshop

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hall
- Kitchen/Breakfast Room: 14'4 (4.37m) x 10'7 (3.23m) narrowing to 8'3 (2.52m)
- Dining Area: 18'8 x 11'4 (5.69m x 3.46m)
- Lounge: 11'5 x 11'4 (3.48m x 3.46m)
- Bathroom
- Utility : 7'9 x 5'8 (2.36m x 1.73m)
- Bedroom 3: 14'6 x 10'8 (4.42m x 3.25m)
- Bedroom 4: 11'4 x 8'6 (3.46m x 2.59m)

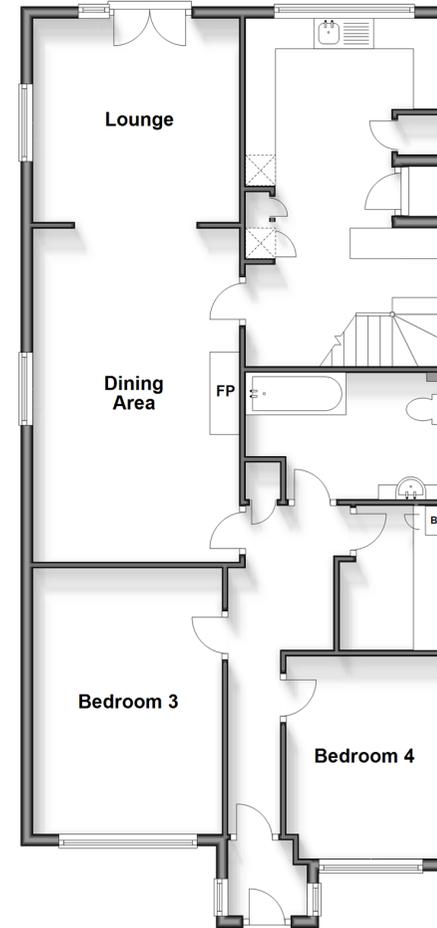
### FIRST FLOOR

- Bedroom 1: 16'9 x 14'9 (5.11m x 4.50m)
- En-suite Shower Room
- Bedroom 2: 14'0 x 9'0 (4.27m x 2.75m)
- Bedroom 5: 9'4 x 7'8 (2.85m x 2.34m)
- Bathroom

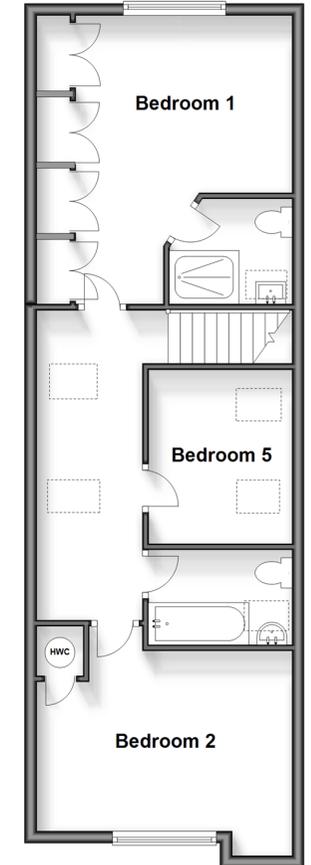
### OUTSIDE

- Off Road Parking
- Garage/Workshop
- Front & Rear Gardens
- Shed

**Ground Floor**  
Approx. 94.4 sq. metres (1015.9 sq. feet)



**First Floor**  
Approx. 58.0 sq. metres (624.7 sq. feet)



**Call New Romney - 01797 363745 ■ [wardsokent.co.uk](http://wardsokent.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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