GUILDCREST ESTATES



24 The Avenue, Hersden, Canterbury CT3 4HR

3 1 1

GUILDCREST ESTATES

The Avenue, Hersden, Canterbury CT3 4HR

Offers over £250,000

Situated on The Avenue in Hersden, Canterbury, this three-bedroom semi-detached home offers an excellent opportunity for families, first-time buyers, or those looking to put their own stamp on a property. Built in the 1970s, the home provides a solid and well-designed layout with plenty of potential for modernisation.

The property features three well-proportioned bedrooms, offering comfortable living space for a growing family. The spacious lounge/diner is a real highlight of the home, with doors opening directly onto the generous rear garden, creating a wonderful connection between indoor and outdoor living.

The large garden offers fantastic potential for landscaping, entertaining, or simply enjoying a peaceful outdoor retreat. Inside, the property also benefits from a separate kitchen, providing a practical and functional space for everyday cooking, along with the added convenience of a downstairs cloakroom.

Offered to the market chain-free, this property allows for a smoother and potentially quicker purchase process, making it an attractive option for buyers eager to move forward without delay.

Overall, this home presents a fantastic



















opportunity to create a wonderful family property in a popular residential area close to Canterbury.







GUILDCREST ESTATES

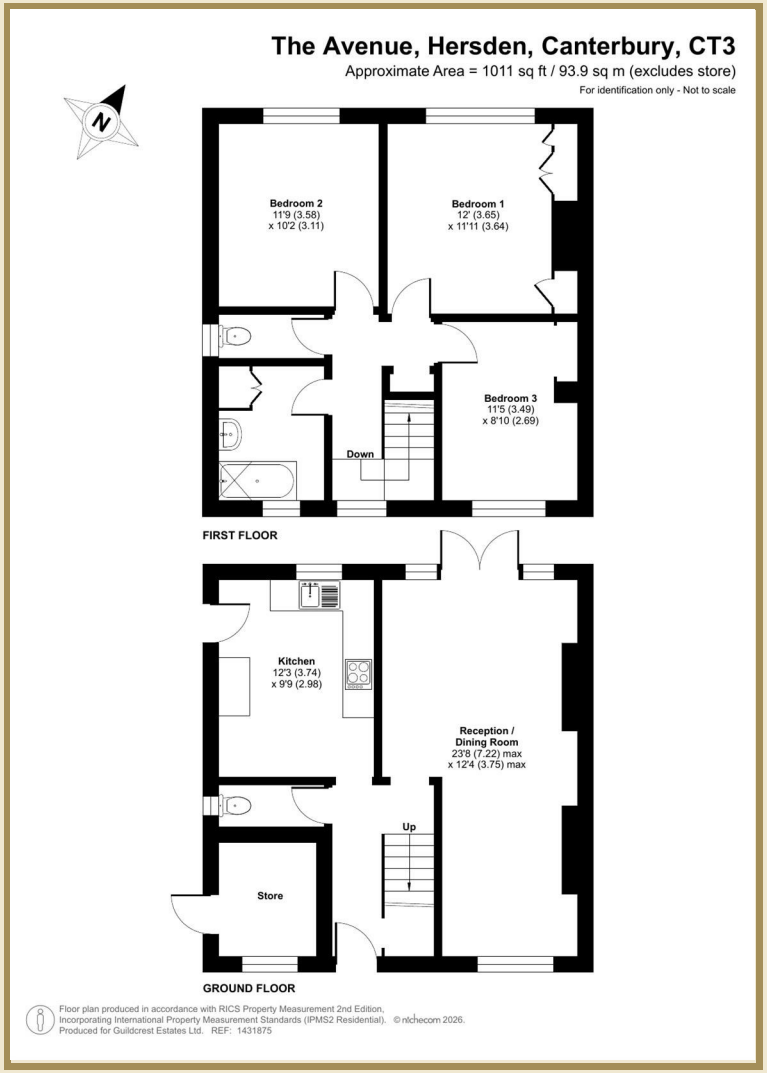
Key Features

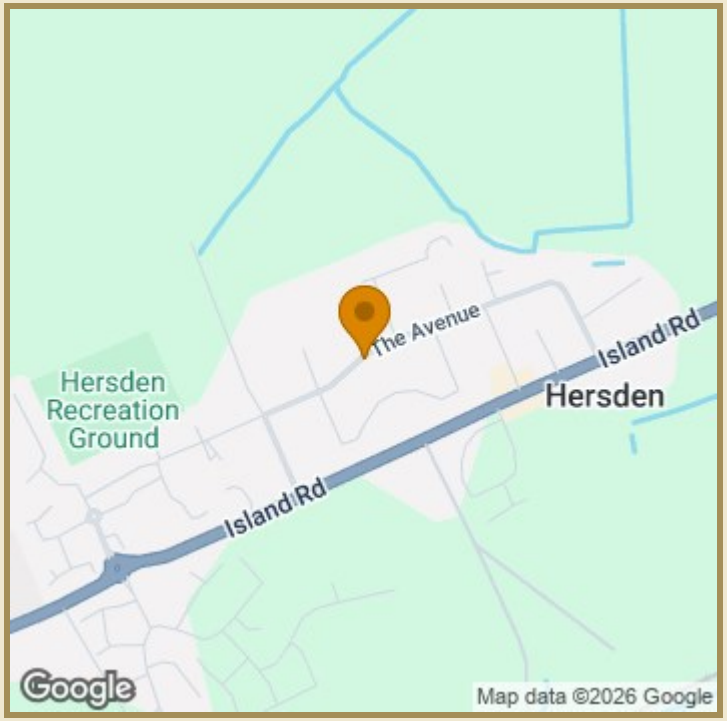
- 3 spacious bedrooms
- Chain free
- Semi-detached house
- Built in the 1970s
- Large Garden

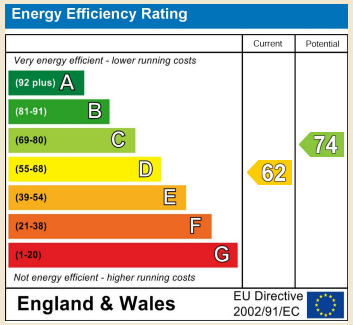
Important Information

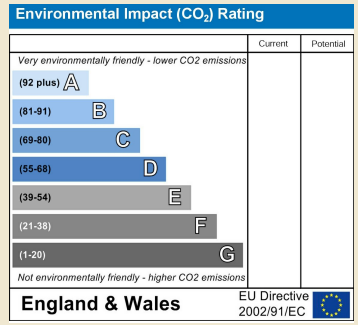
Freehold
House - Semi-Detached
1011.00 sq ft
Council Tax Band B
EPC Rating D

£250,000









01227 696000 www.guildcrestestates.co.uk
24 Lower Bridge Street, Canterbury, Kent CT1 2LG

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.