



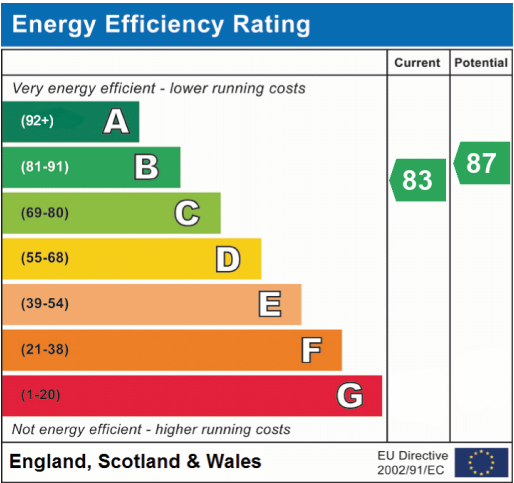
18A ALBION LANE, HERNE BAY, KENT. CT6 7LP

Offers in Excess of
£750,000
Freehold

ABOUT THE PROPERTY

Accessed via a private driveway is this exceptional six bedroom residence boasting expansive living spaces for family-friendly living. Surrounded by nature and located just moments from a highly regarded primary school, this home provides an ideal retreat for those seeking tranquillity and calm, all while being close to everything you need. The home boasts six generously sized bedrooms, four of which have en-suite shower rooms, a sociable kitchen space leading through to a large dining room and an expansive living room which is light and airy offering a welcoming atmosphere with abundant natural light pouring in through the large windows that over look the beautiful secluded garden along with patio doors leading into the garden. The location is ideal. Not only is the home set in a peaceful, secluded neighbourhood, but it's also within walking distance to a highly regarded primary school. Additional amenities, including parks, shops, and public transport, are just a short drive away, ensuring you have everything you need while enjoying the privacy and quiet of this tucked-away retreat. This home offers the perfect combination of space and convenience for modern living.

- FEATURES**
- Substantial Six Bedroom Detached House
 - Four En-Suites
 - Accessed Via a Private Driveway
- Located In The Popular Village of Herne
 - South-West Facing Garden



GROUND FLOOR

Entrance Hallway
13' 11 x 20' 9 (4.25m x 6.33m)
Double glazed front entrance door,, two radiators, under stairs storage cupboard, glass panelled balustrade staircase leading to first floor, double storage cupboard.

Kitchen-Breakfast Room
14' 11 x 14' 0 (4.55m x 4.27m)
Beautiful kitchen in a range of matching wall and base units with complementary quartz work surfaces, inset ceramic 1 1/2 bowl sink unit, space and plumbing for washing machine and dishwasher, wine cooler, waste disposal unit. double glazed window to front, porcelain tiled flooring.

Family/Dining Room
20' 5 x 9' 7 (6.23m x 2.93m)
Double glazed French doors to rear garden, cupboard housing 'Worcester' gas boiler, engineered oak flooring.

Cloakroom
6' 2 x 5' 2 (1.88m x 1.58m)
Suite comprising pedestal wash hand basin and low level WC, double glazed frosted window to front, heated towel rail, porcelain tiled flooring.

Sitting Room
24' 5 x 14' 0 (7.45m x 4.27m)
Double glazed windows to rear overlooking rear garden, two radiators, television point, double glazed French doors to rear garden.

Bedroom Four
14' 5 x 13' 8 (4.4m x 4.17m)
Double glazed window to front, radiator, built-in double wardrobes, television point, door to en-suite.

En Suite to Bedroom Four
6' 1 x 6' 5 (1.86m x 1.96m)
Suite in white comprising separate fully tiled shower cubicle, pedestal wash hand basin and low level WC, wall mounted vanity mirror with LED backlight, heated towel rail, double glazed frosted window to front, extractor fan, tiled flooring.

Bedroom Five
12' 10 x 10' 0 (3.92m x 3.05m)
Double glazed window to rear overlooking rear garden, radiator.

Bedroom Six
10' 0 x 10' 0 (3.05m x 3.05m)
Double glazed window to rear overlooking rear garden, radiator, built-in double wardrobes.

FIRST FLOOR

Landing
Double glazed sky light window, radiator, storage cupboard.

Bedroom One
20' 9 x 14' 8 (6.33m x 4.48m)
Double glazed windows to side and rear, radiator, television point, door to en-suite.



En Suite to Bedroom One
9' 8 x 4' 4 (2.95m x 1.33m)
Suite in white comprising fully tiled double shower cubicle, wash hand basin and low level WC, heated towel rail, double glazed Velux window to rear, extractor fan, porcelain tiled flooring.

Bedroom Two
17' 9 x 14' 8 (5.42m x 4.48m)
Double glazed windows to front and side, television point, door to en-suite.

En Suite to Bedroom Two
9' 7 x 4' 4 (2.93m x 1.33m)
Suite in white comprising fully tiled double shower cubicle and low level WC, heated towel rail, double glazed Velux window to rear, extractor fan, tiled flooring.

Bedroom Three
17' 9 x 14' 8 (5.42m x 4.48m)
Double glazed windows to side and rear, radiator, television point.

En Suite to Bedroom Three
10' 5 x 4' 4 (3.18m x 1.33m)
Suite in white comprising fully tiled double shower cubicle and low level WC, heated towel rail, double glazed Velux window to rear, extractor fan, tiled flooring.

Bathroom
8' 8 x 6' 4 Plus Recess (2.65m x 1.94m)
Suite in white comprising large fully tiled double shower cubicle and low level WC, heated towel rail, double glazed frosted window to front, extractor fan, tiled flooring.

First Floor Kitchen-Diner
23' 9 x 14' 9 (7.24m x 4.5m)
Range of matching wall and base units with complementary quartz work surfaces, under surface sink unit, inset 'Elica' downdraft induction hob, two eye-level NEFF electric ovens, integrated Bosch microwave, integrated NEFF washing machine. BOSCH dishwasher, radiator, double glazed Velux windows to front.

OUTSIDE

Rear Garden
75' 6 x 48' 4 (23m x 14.73m)
South-west facing garden mainly laid to lawn with a paved patio area, side access, large timber shed.

Driveway
Gated entrance to extended private driveway with space for several vehicles.

COUNCIL TAX BAND E

NB
At the time of advertising these are draft particulars awaiting approval of our sellers.

