



Main area: Approx. 145.0 sq. metres (1560.6 sq. feet)
 70 Woodrow Chase, Herne Bay



70 WOODROW CHASE, HERNE BAY, KENT.
 CT6 7JW

Offers in Excess of
 £650,000
 Freehold

ABOUT THE PROPERTY

Situated in a quiet cul de sac location, with a blocked paved driveway leading to a beautifully extended spacious detached bungalow with extensive off-road parking. This impressive property has been tastefully modernised in the last few years with a vaulted kitchen/diner with integrated appliances, lounge with double doors leading out to the extensive landscaped gardens. Three double bedrooms with the main bedroom being vaulted with a luxurious en-suite and contemporary family bathroom with Jacuzzi bath. Externally, the property enjoys a stunning landscaped rear garden with various areas to enjoy the sunshine and entertain from with the views looking over Cherry Orchard playing fields all beautifully kept. Extensive off-road parking is provided at the front of the property which leads to a larger than average garage with shed area all incorporated. The property is presented in impeccable order throughout and internal viewing is a must to fully appreciate all on offer.

FEATURES

- Quiet Cul De Sac Location in a Desirable Area in Herne
- Recently Modernised High Spec Bathroom and En Suite
- Beautifully Presented Extended Three Bedroom Bungalow
- Larger Than Average Garden With Plenty of Off Street Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Reception Hall

Front entrance door.

Kitchen/Diner

14' 6" x 11' 6" (4.42m x 3.51m) Fitted kitchen comprising of a range of matching cream wall and base units with complimentary work surfaces over, central Island with wine rack. Integral Neff double oven, integral Neff microwave, integral coffee machine. 800mm Neff Induction Hob with extractor canopy over and tiled splash backs. One and a half bowl Ceramic sink with mixer tap over. Integral Miele dishwasher. Under floor heating, tiled flooring, two double glazed windows to front, Velux window to front, Velux window to rear, vaulted ceiling, double glazed doors to rear leading to garden.

Utility Room

Boiler, space for washing machine and tumble dryer.

Lounge/Dining Room

24' 7" x 16' 9" (7.49m x 5.11m) Double glazed window to rear overlooking Cherry Orchard, double glazed window to side, double glazed doors to side leading to the garden, four radiators.

Bedroom One

24' 0" x 15' 8" (7.32m x 4.78m) Velux window to front, Velux window to rear, double glazed doors to rear to garden, vaulted ceiling, three radiators, door to dressing room one and door to dressing room two.

En Suite Shower Room

9' 11" x 8' 0" (3.02m x 2.44m) Modern suite comprising of walk in double shower, wash hand basin with storage cupboard, low level WC, heated towel rail, under floor heating, tiled flooring, double glazed frosted window to front.

Dressing Room One

7' 7" x 5' 10" (2.31m x 1.78m) Double glazed window to side.

Dressing Room Two

7' 8" x 5' 10" (2.34m x 1.78m) Double glazed window to side.

Bedroom Two

11' 11" x 13' 3" (3.63m x 4.04m) Built in wardrobe, double glazed window to front, radiator.

Bedroom Three

9' 4" x 12' 6" (2.84m x 3.81m) Double glazed window to side, radiator.

Bathroom

6' 0" x 12' 6" (1.83m x 3.81m) Double shower, Jacuzzi bath, wash hand basin, low level WC, tiled flooring, double glazed window to side.

Outside

Front Garden

Extensive block paved driveway providing off road parking for several vehicles.

Rear Garden

Stunning landscaped rear gardens overlooking Cherry Orchard, mainly laid to lawn, mature trees and shrubs, flowering borders, paved patio area, garden shed, gate providing side access.

Garage

Electric door,

Council Tax Band E

NB

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

