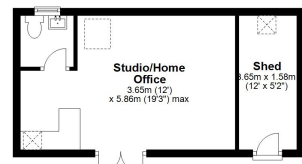
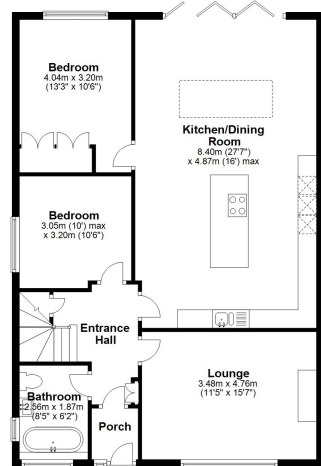




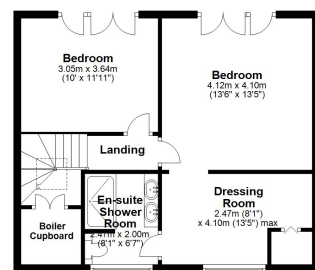
KE



Ground Floor



First Floor



Main area: Approx. 151.0 sq. metres (1624.8 sq. feet)
 Plus outbuildings: approx. 27.5 sq. metres (295.4 sq. feet)
 18 Greenhill Road, Herne Bay



Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

18 GREENHILL ROAD, HERNE BAY, KENT.
 CT6 7PW

£475,000

ABOUT THE PROPERTY

This wonderful and inviting family home provides spacious and well-planned accommodation which is beautifully presented throughout. You are welcomed in to the reception hall from where access to all of the principal living areas can be found, including direct access to the open plan reception/dining room and state of the art kitchen ideal for entertaining, comfortable lounge, impressive bathroom and two double bedrooms which could serve as further living space. To the first floor is an elegant primary bedroom with walk through spacious dressing room and beautifully appointed en-suite shower room alongside a further double bedroom. Externally, is the landscaped West facing garden and the unique, bespoke studio/home office. This striking space is completely self-contained with an air conditioning unit, tiled floor, double glazed velux window, modern cloakroom and adjacent store. Ample parking to the front completes the picture.

FEATURES

- Contemporary extended open plan kitchen/lounge/diner
- High Specification With Luxurious Finish
- Four Bedroom Chalet Style Home
- Landscaped Rear Garden with Studio
- Five Person Hot Tub
- Generous Principle Bedroom With Dressing Room And En-Suite

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	73	
(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

Entrance Porch

Double glazed front entrance door, further glazed door to:

Reception Hall

Stair case to first floor, cupboard under stairs. Tiled floor.

Lounge

11' 5" x 15' 7" (3.48m x 4.75m) Double glazed window to front with bespoke fitted shutters, log burning stove with timber mantle over, radiator, television point.

Bathroom

8' 5" x 6' 2" (2.57m x 1.88m) Double glazed frosted windows to front and side Suspended wash hand basin, low level WC, free standing bath with column tap and shower, heated towel rail, partially tiled walls and tiled flooring.

Kitchen/Dining Room

27' 7" x 16' 0" (8.41m x 4.88m) A stunning room enjoying an open plan arrangement. There is a lot of natural light flooding through this room with the dining area having double glazed bi-fold doors to the rear leading to the garden and lantern window.

There is a stunning kitchen fitted in a range of attractive high gloss matching wall and base units. Central island with space for dining, induction hob and pop up plug unit plus feature suspended ceiling over with extractor fan. Two integral eye level ovens plus microwave, warming drawer. Integral fridge, freezer, washing machine and dishwasher, radiator, upright column radiator, tiled flooring with underfloor heating.

Bedroom

13' 3" x 10' 6" (4.04m x 3.20m) Double glazed window to rear, radiator, fitted wardrobes.

Bedroom

10' 0" x 10' 6" (3.05m x 3.20m) Double glazed window to side, radiator. Currently used as an office.

First Floor

Landing

Double glazed velux window, cupboard housing boiler.

Primary Bedroom

13' 6" x 13' 5" (4.11m x 4.09m) Double glazed double doors to rear, radiator, door to:

Dressing Room

8' 1" x 13' 5" (2.46m x 4.09m) Double glazed window to front, radiator, recess with large wardrobe space fitted with hanging rails, dressing table unit, radiator. Door to:

En Suite Shower Room

8' 1" x 6' 7" (2.46m x 2.01m) Double glazed window to front, low level WC, 'his and hers' vessel top wash hand basins, walk in double shower with rainfall and hand held shower heads, heated towel rail, partially tiled walls.

Bedroom

10' 0" x 11' 11" (3.05m x 3.63m) Double glazed doors to rear, radiator.

Outside

Studio/Home Office

12' 0" x 19' 3" (3.66m x 5.87m)

There are double glazed doors to the front, a tiled floor, double glazed sky light window and air conditioning unit, space for tumble dryer.

Cloakroom

Low level WC, wash hand basin set in vanity unit, double glazed window to rear.

Rear Garden

Attractive, landscaped rear garden with newly laid patio directly outside the rear of the property, formal lawn, deluxe decking planters. Access to front, external lighting and outside tap. To the rear is a further patio with five person luxurious hot tub.

Front Garden

Open plan frontage providing off road parking for several vehicles.

Council Tax Band B

NB

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

