



Main area: Approx. 186.1 sq. metres (2003.6 sq. feet)
 Plus outbuildings, approx. 22.5 sq. metres (241.9 sq. feet)
 7 Upper Free Down, Herne Bay



7 UPPER FREE DOWN, HERNE BAY, KENT.
 CT6 7DG

£475,000
 Freehold

ABOUT THE PROPERTY

Nestled in a sought-after location within a quiet cul-de-sac in the desirable village of Herne, this versatile semi-detached chalet bungalow is immaculately presented throughout. The property seamlessly blends comfort and style, offering a spacious and flexible layout. Upstairs, you have three bedrooms, one is currently utilized as a bedroom and a sitting room/kitchenette, complemented by a shower room, creating a private suite-like atmosphere. Downstairs, the central hallway leads to two bedrooms, one featuring an en-suite, and a separate bathroom. The large, light-filled, fully fitted kitchen flows into a utility room/store room, while the separate dining room and lounge provide ample living space. The low maintenance rear garden is perfect for those with a busy lifestyle, boasting mature, established borders, a log cabin, numerous sheds, storage facilities and a substantial gazebo, allowing for year-round outdoor living. The front of the property features a block-paved driveway with ample parking for the entire family. Internal viewing is highly recommended to truly appreciate all this exceptional home has to offer.

FEATURES

- Versatile Accommodation With Plenty of Space Throughout
- Immaculate Décor With Modern Bathroom And Kitchen
- Low Maintenance Rear Garden With Log Cabin
- Three/Four Bed Chalet Bungalow Beautifully Presented
- Desirable Cul-de-Sac Location in Herne Village

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	78	
(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 Hall

Double glazed front entrance door, stair case to first floor, under stairs storage, storage cupboard, radiator.

Kitchen

9' 3" x 10' 7" (2.82m x 3.23m) Modern fitted kitchen comprising matching wall and base units with complimentary work surfaces over, inset sink, four burner induction hob, electric double oven, integral dishwasher.

Second Entrance Hall

Double glazed front entrance door, door to:

Utility Room

14' 8" x 7' 7" (4.47m x 2.31m) A range of matching wall and base units with work surfaces over, sink and drainer unit, integral fridge freezer, space and plumbing for washing machine, upright column radiator, double glazed window to rear, double glazed patio doors to rear leading to the garden.

Bathroom

Panelled bath, wash hand basin and low level WC set in vanity unit, walk in shower, fully tiled walls.

Dining Room

16' 10" x 11' 6" (5.13m x 3.51m) Bi-folding doors leading to:

Sun Room/Sitting Room

9' 10" x 22' 4" (3.00m x 6.81m) Double glazed windows to side and rear, double glazed doors to rear leading to the garden.

Bedroom Two

12' 10" x 11' 6" (3.91m x 3.51m) Double glazed window to front, fitted wardrobes.

Bedroom Three

11' 4" x 8' 4" (3.45m x 2.54m) Double glazed window to front, radiator, built in wardrobe, door to:

En-Suite Shower Room

Shower, wash hand basin set in vanity unit, low level WC, partially tiled walls.



First Floor

First Floor Landing

Storage cupboard.

Bedroom/Living Room/Kitchenette

21' 5" x 12' 8" (6.53m x 3.86m) Matching base units with complementary work surfaces, sink and drainer unit, space for fridge, double glazed window to rear, Velux window to front.

Bedroom One

18' 8" x 12' 4" (5.69m x 3.76m) Double glazed window to rear, two Velux windows to front, radiator, built in storage cupboards, door to:

Cloakroom

Walk in shower, wash hand basin set in vanity unit, low level WC.

Bedroom Four

11' 1" x 7' 8" (3.38m x 2.34m) Double glazed window to rear, radiator.

Outside

Rear Garden

AstroTurf, paved patio area, decking area, established trees and shrubs, gazebo.

Summerhouse/Studio/Home Office

10' 6" x 17' 5" (3.20m x 5.31m) Two windows to front, doors to front, fitted storage cupboards.

Front Garden

Block paved driveway providing off road parking for several vehicles, laid to lawn area.

Council Tax Band C

NB

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

