



24 Lawrence Gardens, Herne Bay, Kent, CT6 6NL

£520,000 Freehold

Looks are deceiving with this extended detached bungalow. 'Lawrence Gardens' is a quiet cul-de-sac located on the outskirts of Beltinge Village with a cluster of shops, idyllic cliff top walks and the beach plus there is an excellent bus service into coastal Herne Bay, neighbouring Whitstable and The Cathedral City of Canterbury. This spacious bungalow stands on a corner plot with a wrap around garden offering ample space for those green fingered out there. Internally the layout offers a lounge, fitted kitchen, dining room, double glazed conservatory with three double bedrooms, ensuite to master bedroom and family bathroom, Externally you have ample parking and a garage which gives this bungalow ample space to make your own mark on. Genuinely, a bungalow that must be viewed to appreciate both the size and location and with vacant possession offering no onward chain.

Looks are deceiving with this extended detached bungalow. 'Lawrence Gardens' is a quiet cul-de-sac located on the outskirts of Beltinge Village with a cluster of shops, idyllic cliff top walks and the beach plus there is an excellent bus service into coastal Herne Bay, neighbouring Whitstable and The Cathedral City of Canterbury. This spacious bungalow stands on a corner plot with a wrap around garden offering ample space for those green fingered out there. Internally the layout offers a lounge, fitted kitchen, dining room, double glazed conservatory with three double bedrooms, en-suite to master bedroom and family bathroom. Externally you have ample parking and a garage which gives this bungalow ample space to make your own mark on. Genuinely, a bungalow that must be viewed to appreciate both the size and location and with vacant possession offering no onward chain.

## GROUND FLOOR

### Entrance Hallway

Entrance door to front, radiator, loft hatch with ladder, large storage cupboard, built in cupboards housing hot water tank with mirrored sliding doors, double glazed window to side looking into conservatory.

### Sitting Room

11' 1" x 17' 8" (3.38m x 5.38m)  
Double glazed window to front and side, radiator.

### Kitchen

11' 5" x 13' 2" (3.48m x 4.01m)  
Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, stainless steel sink and drainer unit, four burner gas hob with extractor fan over, built in eye level oven and grill, space and plumbing for washing machine and dishwasher, space for fridge/freezer, boiler, double glazed window to side, double glazed door to side.

### Study

9' 1" x 8' 7" (2.77m x 2.62m)  
Double glazed window and door leading to conservatory.

### Conservatory

17' 9" x 11' 0" (5.41m x 3.35m)  
Double glazed surround, door leading to garden.

### Bedroom Two

11' 0" x 12' 6" (3.35m x 3.81m)  
Double glazed window to front, radiator.

### Bedroom Three

12' 7" x 9' 9" (3.84m x 2.97m)  
Double glazed window to side, fitted wardrobes, radiator.

### Bathroom

Paneled bath unit, pedestal wash hand basin, low level WC, corner shower, radiator, double glazed window to side.

### Bedroom One

11' 9" x 13' 6" (3.58m x 4.11m)  
Double glazed window and door to rear, radiator, selection of fitted cupboard and drawers.

### En Suite

Walk in shower, wash hand basin, low level WC, double glazed frosted window to side.

## OUTSIDE

### Rear Garden

Mainly laid to lawn with paved patio areas, mature shrubs, established trees and flowering borders, two garden sheds, green house, summer house, fish pond, side access.

### Driveway and Front Garden

Block paved driveway with space for several vehicles, lawned area.

### Garage

Up and over door to front, power and light, side door leading to garden.

## COUNCIL TAX BAND D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	