



# Kimber Estates



36 Tyndale Park, Herne Bay, Kent, CT6 6BS

£410,000 Freehold

Kimber Estates are excited to present this extended three bedroom semi-detached family home to the market. You are welcomed by a lovely entrance hall leading through to a modern fitted kitchen with the adjoining garden room providing an additional dining area offering a vaulted ceiling which flows seamlessly into a utility room and downstairs cloakroom. Upstairs there are three bedrooms and a family shower room. Outside The rear garden enjoys a sunny aspect and comprises a large lawn with outdoors patio spaces providing an ideal entertaining space to enjoy in the summertime. To the front there is a block paved driveway with plenty off-road parking. Situated in a central location, offering easy access to Herne Bay train station, town and sea front with it's delightful promenade and bandstand all a short walk away plus well regarded schools are also near by.



## Ground Floor

### Entrance Hall

Double glazed front entrance door, stair case to first floor, radiator, wood flooring.

### Lounge

15' 2" x 11' 1" (4.62m x 3.38m into bay window) Double glazed bay window to front with bespoke fitted blinds, radiator, wood flooring, open chimney that could use wood burner if required (currently is secured with flap), opening to:

### Dining Room

13' 6" x 9' 6" (4.11m x 2.90m) Double doors to rear leading to the garden, feature open fireplace, radiator, wood flooring.

### Kitchen

10' 2" x 7' 10" (3.10m x 2.39m) Matching wall and base units with wood work surfaces over and tiled splash backs, stainless steel sink and drainer unit, cooker with extractor fan over, integrated dishwasher, space for fridge freezer, slate flooring, opening to:

### Garden Room

14' 5" x 8' 10" (4.39m x 2.69m) Double glazed doors to rear leading to the garden, double glazed window to rear and sides with bespoke fitted blinds, two Velux windows.

### Utility Room

Space for washing machine and tumble dryer, space for freezer, double glazed window to side, door to:

### Cloakroom

Double glazed frosted window to front, low level WC, wash hand basin.

## First Floor

### Landing

Access to boarded loft via loft ladder, cupboard housing gas fired boiler servicing hot water and central heating.

### Bedroom One

13' 0" x 9' 8" (3.96m x 2.95m) Double glazed window to rear, radiator, feature fireplace.

### Bedroom Two

12' 7" x 9' 3" (3.84m x 2.82m) Double glazed window to front with bespoke fitted blinds, wardrobe, radiator, feature fireplace.

### Bedroom Three

8' 10" x 7' 1" (2.69m x 2.16m) Double glazed window to front, radiator.

### Shower Room

Walk in shower with rainfall shower head, low level WC, pedestal wash hand basin, fully tiled walls, granite flooring, double glazed frosted window to rear.

### Outside

### Rear Garden

48' (14.63m) Mainly laid to lawn, mature shrubs, raised flowerbed and herb bed, block paved patio area, slate patio area, two sheds, side access.

### Front Garden

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

### Council Tax Band C

### 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		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	