



Kimber Estates



GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(51.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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21 Pochard Crescent, HERNE BAY, Kent, CT6 5QD

£425,000 Freehold

Tucked away in a quiet spot in the exclusive 'Stillwater Park Development' is this opulent family residence. Deceptively large and in immaculate condition, there is nicely set out ground floor living space with a fitted kitchen-diner, cloakroom and an impressive cinema room whilst to the first floor is the main bathroom plus four bedrooms, the main enjoying en-suite shower room. There is a delightful and sunny rear garden alongside ample parking via a side driveway. There are excellent road and rail links into London plus the house is only a five minute walk from the very desirable Herne Bay High School.



GROUND FLOOR

Entrance Hallway

Entrance door to front, staircase to first floor, real walnut flooring.

Cloakroom

Frosted double glazed window to front, radiator, low level WC, pedestal wash hand basin.

Kitchen

12' 8" x 10' 0" (3.86m x 3.05m)

Wood effect kitchen units with tiled splash backs, one half bowl sink and drainer uni, integral eye level double oven and grill plus fitted microwave, inset electric hob with extractor over, space for fridge/freezer, wall mounted gas boiler, space for breakfast bar, double glazed bay window to front, tiled flooring.

Lounge

17' 1" x 16' 11" (5.21m x 5.16m)

Double glazed window to front, radiator, television point, built in storage cupboard, carpet, opening to:

Conservatory

11' 5" x 10' 0" (3.48m x 3.05m)

Brick base with double glazed all around, 'French' doors leading onto garden, door to side leading to driveway, laminate flooring.

Cinema Room

17' 5" x 8' 0" (5.31m x 2.44m)

Double glazed sliding door to front, loft access, laminate flooring.

FIRST FLOOR

Landing

Double glazed window to side, radiator, loft hatch.

Bedroom One

14' 4" x 10' 1" (4.37m x 3.07m)

Double glazed bay window to front, radiator, built in double wardrobe, television point, door to:

En Suite

Comer shower stall with mains fed shower, pedestal wash hand basin, low level WC, radiator, extractor fan.

Bedroom Two

12' 6" x 10' 0" (3.81m x 3.05m)

Double glazed window to rear, radiator, television point, laminate flooring.

Bedroom Three

11' 0" x 10' 3" (3.35m x 3.12m)

Double glazed window to front, radiator, laminate flooring.

Family Bathroom

Double glazed frosted window to rear, radiator, laminate flooring.

OUTSIDE

Rear Garden

Pretty garden with well stocked borders, mainly laid to lawn with feature paving, raise decking area, access to front, power points.

Driveway

With space for two cars plus further on street parking.

COUNCIL TAX BAND D

NB

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

