



34 HILLCROFT ROAD, HERNE BAY, KENT.
CT6 7EW

£332,500
Freehold

ABOUT THE PROPERTY

Kimber Estates are delighted to offer this spacious three bedroom semi detached family house situated in the popular residential area of Broomfield which is on the outskirts of coastal Herne Bay. Within walking distance of the really sought-after Herne School, accommodation comprises: Entrance hall, generous lounge/diner, large kitchen, cloakroom, whilst to the first floor are three bedrooms - two double bedrooms and one single, family bathroom. Outside there are front and rear gardens, driveway parking and a garage at the rear. The best thing about this house is the scope and potential to extends (subject to the necessary consents). Neighbouring properties have done just that and now are large four and five bedrooms homes. Being offered with no forward chain!

FEATURES

- Three Bedroom Family Home
- Parking and Garage
- Close To Herne Infant And Primary School
- Scope And Potential To Extend
- Floorplan To Follow

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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

Porch

Double glazed entrance door to front, double glazed surround, further door leading to:

Entrance Hallway

Radiator, staircase to first floor, under stair storage space, storage cupboard.

Cloakroom

Double glazed frosted window to side, low level WC, heated towel rail, wash hand basin.

Lounge-Diner

Double glazed window to front and rear, two radiators, access into kitchen and hallway.

Kitchen

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, four burner hob with extractor fan over and oven below, sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, double glazed window to side and rear, double glazed door to rear, leading to garden.

FIRST FLOOR

Landing

Double glazed window to side, loft hatch, cupboard housing gas combination boiler.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Panelled bath unit with shower over, wash hand basin, low level WC, double glazed frosted window to rear.

OUTSIDE

Rear Garden

Mainly laid to lawn with mature shrubs and flowering borders, paved patio areas, raised astro turf, fenced surround.

Front Garden & Driveway

Partly laid to lawn with driveway providing off road parking for two cars.

Garage

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

Council Tax Band D

NB

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

