



Total area: approx. 123.7 sq. metres (1331.2 sq. feet)
83 Albany Drive, Herne Bay



83 ALBANY DRIVE, HERNE BAY, KENT. CT6 8PX

£460,000
Freehold

ABOUT THE PROPERTY

A wonderful family home located in the delightful town of Herne Bay, perfectly placed for literally any amenity you could need. The railway station with high speed links into London St Pancras, the town's lovely beach, promenade and boutique restaurants and tea rooms. This particular residence has super ground floor living space with the additional benefit of a ground floor garage conversion which has created a further study/fourth bedroom alongside a lovely lounge, impressive kitchen-diner/family room and conservatory. Upstairs the house offers three bedrooms and the primary bathroom. Externally, there is a really pleasant rear garden that enjoys a sunny aspect plus parking to the front.

FEATURES

- Excellent Location
- Walking Distance to Herne Bay Station, Bus Routes and Sea Front
- Lovely Open-Plan Kitchen-Diner-Family Room
- Sunny Rear Garden
- Off Road Parking
- Four Bedrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(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 Porch

Double glazed all around, further doubled glazed door to:

Entrance Hall

Staircase to first floor, under stairs storage cupboard, radiator, laminate flooring.

Cloakroom

Low level WC, wash hand basin sat in vanity unit, laminate flooring.

Bedroom Three/Study

4.40m x 2.48m (14' 5" x 8' 2") Double glazed window to front, electric radiator.

Lounge

4.29m x 3.64m (14' 1" x 11' 11") Double glazed window to front, feature open fireplace, television point, two radiators, glazed double doors leading to:

Kitchen/Diner

4.26m x 5.8m (14' 0" x 19' 0") A lovely social room with plenty of space. The kitchen area has a range of fitted units with wood effect work tops and tiled splash backs, ceramic sink with mixer tap, space for AGA style cooker with extractor fan, space for upright fridge freezer, integral dishwasher.

Solid wood flooring, feature fireplace, double glazed bi-fold doors to rear leading to the conservatory.

Conservatory

3m x 3.45m (9' 10" x 11' 4") Double glazed all round, wood effect flooring, triple polycarbonate roof, double glazed patio doors to side.

First Floor

First Floor Landing

Access hatch to loft.

Bathroom

2m x 2.09m (6' 7" x 6' 10") White suite comprising panelled bath with mains fed shower over, wash hand basin set in vanity unit, radiator, fully tiled walls, airing cupboard housing factory-lagged hot water tank, double glazed frosted window to side.

Cloakroom

Low level WC, laminate flooring, radiator, double glazed frosted window to side.

Bedroom One

12.4m x 12.7m (40' 8" x 41' 8") Double glazed bay window to front, attractive range of fitted floor to ceiling wardrobes with shelves, pull out drawer units and hanging rails, radiator.

Bedroom Two

3.63m x 3.64m (11' 11" x 11' 11") Double glazed window to rear, two sets of built in wardrobes, radiators, television point.

Bedroom Four

2.51m x 1.99m (8' 3" x 6' 6") Double glazed window to front, radiator, built in double wardrobe with shelves, pull out drawers and hanging rails.

Outside

Rear Garden

South facing rear garden, laid to lawn, well stocked flowering borders, established trees and shrubs, timber decking, outside light and power, timber garden shed and shed.

Door to rear of the garage which is currently now used as a workshop with power, light, housing wall mounted boiler, plumbing for washing machine and space for tumble dryer.

Front Garden

Area of front garden with dwarf wall and driveway providing OFF ROAD PARKING.

Council Tax Band D

NB

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

