



Kimber Estates



Total area: approx. 114.8 sq. metres (1236.1 sq. feet)



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

£375,000 Freehold

Perfectly situated on the East side of Herne Bay town, this three bedroom semi-detached house boasts spacious accommodation throughout. Once inside, the property comprises a large porch, downstairs cloakroom, the garage conversion offers a utility room and a large storage space, fully fitted kitchen which leads to a light and airy lounge-diner which overlooks the rear garden. To the first floor you have three double bedrooms and a modern bathroom. Externally the rear garden is a great size and very secluded, with lawned and shingled areas plus the property also benefits from having off road parking. Tyndale Park is just a short walk from idyllic cliff top walks and the sea front, in the other direction is the convenience of Herne Bay town centre either a leisurely stroll or quick drive away at the bottom of the hill with excellent bus service into neighbouring Whitstable and The Cathedral City of Canterbury. The property is being offered with NO FORWARD CHAIN and makes for an ideal family home.



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GROUND FLOOR

Entrance Porch

Double glazed entrance door and window to front, tiled flooring further door leading to:

Entrance Hallway

Radiator in concealed unit, staircase to first floor, tiled flooring.

Cloakroom

Low level WC, wash hand basin, frosted window.

Utility Room

Wall and base units with work surfaces over, space and plumbing for washing machine, stainless steel sink and drainer unit, wall mounted gas combi boiler, door leading to:

Storage Room/ Garage

Power and light, up and over door to front.

Kitchen

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, four burner gas hob with extractor fan over, stainless steel sink and drainer, integral eye level oven, grill and microwave, integrated dishwasher, space for fridge/freezer, large under stair storage cupboard, double glazed window and door to side, tiled flooring.

Lounge-Diner

Double glazed window to rear, double glazed sliding doors to rear leading to rear garden, radiator, carpet.

FIRST FLOOR

Landing

Loft access, airing cupboard, carpet.

Bedroom One

Double glazed window to front, radiator, built in wardrobes.

Bedroom Two

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Panelled bath unit with shower over, pedestal wash hand basin, low level WC, double glazed frosted window to side, tiled flooring.

OUTSIDE

Rear Garden

Shingled and lawned areas, access to front, fenced surround.

Driveway

With space for two vehicles.

COUNCIL TAX BAND D

NB At the time of advertising, these are draft particulars awaiting approval from 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	