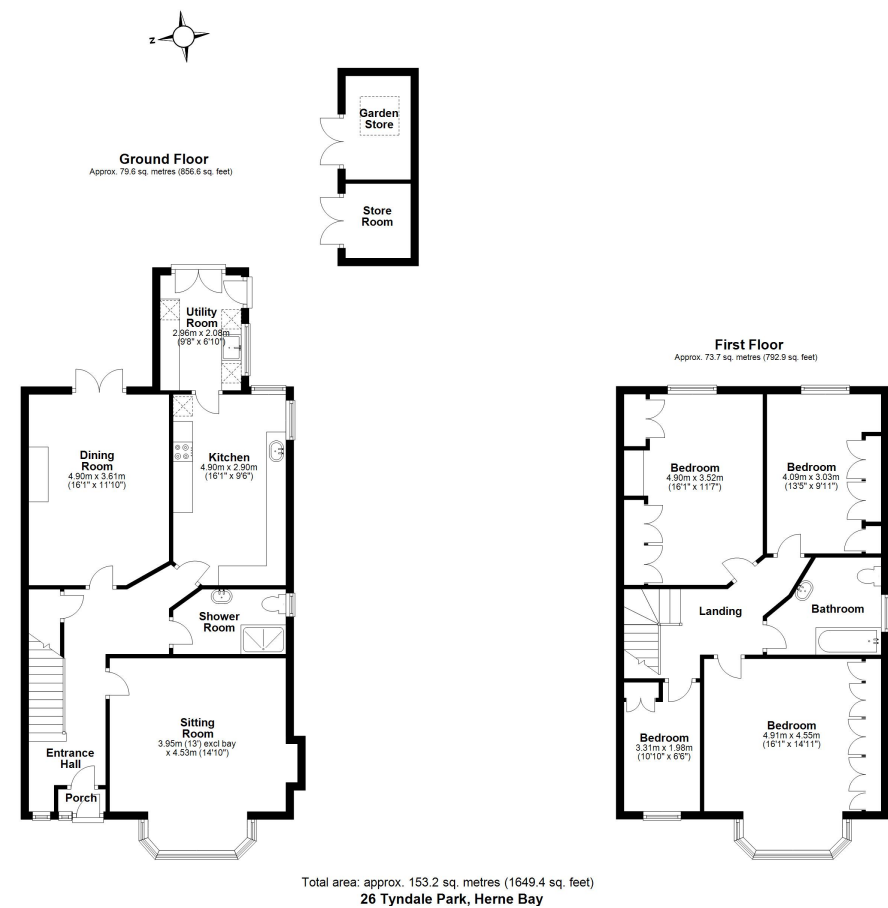




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26 TYNDALE PARK, HERNE BAY, KENT. CT6 6BP

£495,000
Freehold

ABOUT THE PROPERTY

A substantial semi-detached house located in one of the most sought-after residential areas of Herne Bay. This property is larger than it looks making this an exceptional family home. Entering into a large open reception hall with beautiful wooden flooring, the ground floor accommodation comprises a light and airy lounge to the front of the property, dining room with double doors leading out to the secluded garden, kitchen and utility room. Upstairs boasts four generous bedrooms with their own beautiful aspect and a large family bathroom. The beautifully tendered rear garden offers a patio area leading up to a lawn area which offers an array of flowers and shrub borders. An internal viewing comes highly recommended to appreciate both the size and location.

FEATURES

- Desirable Location Within Walking Distance To Herne Bay Seafront
- Located Close To Shops, Schools and Amenities
- Two Large Reception Rooms Plus Separate Kitchen and Utility Room
- Spacious Four Bedroom Semi Detached House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Porch

Door to front, further door to:

Reception Hall

Window to front, staircase to first floor, under stairs storage cupboard, radiator.

Lounge

13' 0" x 14' 10" (3.96m x 4.52m) Double glazed bay window to front, gas fire, built in cupboards, radiator.

Dining Room

16' 1" x 11' 10" (4.90m x 3.61m) Doors to rear leading to the garden, feature fireplace, two built in storage cupboards.

Shower Room

Low level WC, walk in shower, pedestal wash hand basin, heated towel rail, partially tiled walls, tiled flooring, built in cupboard, frosted window to side.

Kitchen

16' 1" x 9' 6" (4.90m x 2.90m) Matching wall and base units, tiled splash backs, four gas burner hob with extractor canopy over, oven, radiator, window to side and rear, door to:

Utility Room

9' 8" x 6' 10" (2.95m x 2.08m) Matching wall and base units, butler sink, space for washing machine and tumble dryer, tiled splash backs, double glazed window to side, door to rear leading to the garden.

First Floor

Landing

Access to loft via loft ladder.

Bedroom One

16' 1" x 14' 11" (4.90m x 4.55m) Double glazed bay window to front, fitted wardrobe, radiator.

Bedroom Two

16' 1" x 11' 7" (4.90m x 3.53m) Sash window to rear, feature fireplace, two fitted wardrobes, radiator.

Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, partially tiled walls, frosted window to side.

Bedroom Three

13' 5" x 9' 11" (4.09m x 3.02m) Sash window to rear, fitted wardrobe.

Bedroom Four/Study

10' 10" x 6' 6" (3.30m x 1.98m) Window to front, radiator, built in cupboard.

Outside

Rear Garden

Patio area, laid to lawn, mature trees and shrubs, flowering borders, outbuilding, side access.

Front Garden

Enclosed frontage mainly laid to lawn, mature shrubs and flowering borders.

Council Tax Band D

NB

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

