



Main area: Approx. 92.8 sq. metres (998.7 sq. feet)  
 Plus outbuildings, approx. 18.5 sq. metres (199.6 sq. feet)  
**31 Aspen Road, Herne Common**



31 Aspen Road, HERNE BAY, CT6 7JS

£350,000 Freehold

A delightful three bedroom modern style end of terrace home set within the ever popular Canterbury Fields development at Herne Common within six miles of The Cathedral City of Canterbury and a couple miles from the delightful coastal town of Herne Bay. Once inside you enter into a spacious hallway with doors to a downstairs cloakroom, large lounge and kitchen/diner with doors leading to the conservatory. Upstairs there are three bedrooms and a family bathroom. The primary bedroom boasts en-suite shower room and dressing room. Outside is a low maintenance rear garden with log cabin which could be used as a home office.



**Ground Floor**

**Entrance Hall**

17' 9" x 3' 11" (5.41m x 1.19m) Double glazed front entrance door, radiator, staircase to first floor.

**Kitchen/Diner**

17' 9" x 7' 7" (5.41m x 2.31m) Matching wall and base units, ceramic one and a half bowl sink and drainer unit, double oven, gas hob, integral fridge freezer, integral dishwasher, radiator, double glazed window to front, double glazed doors to conservatory.

**Conservatory**

8' 10" x 12' 8" (2.69m x 3.86m) Double glazed surround, double glazed doors to side leading to the rear garden.

**Lounge**

17' 9" x 12' 6" (5.41m x 3.81m) Double glazed window to front and rear, radiator, under stairs cupboard.

**Cloakroom**

5' 2" x 2' 4" (1.57m x 0.71m) Wash hand basin, low level WC, electric box.

**First Floor**

**Landing**

Loft hatch, double glazed window to rear, airing cupboard.

**Bedroom One**

9' 10" x 10' 0" (3.00m x 3.05m) Double glazed window to front, radiator.

**Dressing Room**

3' 4" x 7' 3" (1.02m x 2.21m)

**En-Suite Shower Room**

3' 11" x 10' 0" (1.19m x 3.05m) Double glazed frosted window to rear, walk in shower, low level WC, pedestal wash hand basin, partially tiled walls.

**Shower Room**

5' 7" x 6' 5" (1.70m x 1.96m) 5' 7" x 6' 5" (1.70m x 1.96m) Double glazed frosted window to front, pedestal wash hand basin, low level WC, walk in shower, radiator.

**Bedroom Two**

11' 0" x 8' 2" (3.35m x 2.49m) Double glazed window to front, radiator.

**Bedroom Three**

6' 6" x 8' 0" (1.98m x 2.44m) Double glazed window to rear, radiator.

**Outside**

**Rear Garden**

Enclosed rear garden, patio area, AstroTurf, side access, log cabin.

**Front Garden**

Open plan frontage, mature shrubs.

**Log Cabin**

12' 6" x 8' 10" (3.81m x 2.69m) Home Office

12' 6" x 6' 10" (3.81m x 2.08m) Summer House - space for washing machine and tumble dryer.

**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		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	