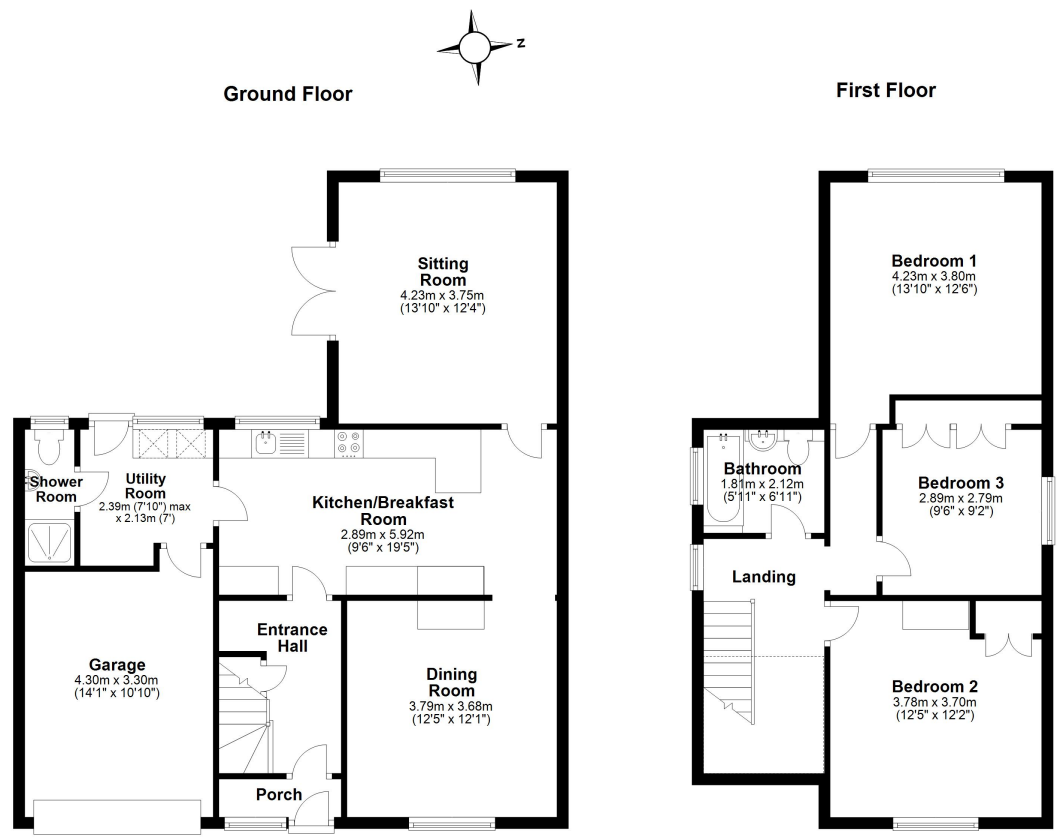




KE



Total area: approx. 134.3 sq. metres (1445.3 sq. feet)
68 Stanley Road, Herne Bay



68 STANLEY ROAD, HERNE BAY, KENT. CT6 5SJ

£435,000
Freehold

ABOUT THE PROPERTY

A striking 1930's extended three bedroomed home conveniently positioned in central location of Herne Bay town. This beautifully presented detached home could not be more perfectly situated with everything on your doorstep including main line train station, schools, shops and seafront this home holds appeal for families and couples alike. It is a low-maintenance house in immaculate order throughout with little home improvements needed. The ground floor offers well proportioned living space with a lounge and fully fitted modern kitchen/breakfast room ideal for entertaining, separate dining room plus a utility room and downstairs shower room. The first floor offers three good bedrooms and a family bathroom. There is off street parking to the front and a beautifully established, west facing rear garden plus an integral garage which completes the picture. For all internal viewings, please call Kimber Estates today!

FEATURES

- Centrally Located
- 1930's Three Bedroomed Home
- Off Road Parking
- Garage
- Immaculate Order Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Porch

Front entrance door, tiled floor, further door to:

Entrance Hall

Stair case to first floor, radiator.

Dining Room

Double glazed leaded window to front, laminate flooring, feature fireplace with living flame gas fire, radiator.

Kitchen

Comprehensive range of fitted kitchen cabinets with rolled edge worktops, tiled splash backs and breakfast bar. Inset sink unit with mixer taps, space for cooker, double glazed window to rear, door to side lobby.

Lounge

Double glazed window to rear, double glazed french door to side, two radiators, television point.

Side Lobby

Door to garage, door to rear garden, space and plumbing for washing machine and dishwasher.

Shower Room

Shower stall with electric shower, wash hand basin, low level WC, radiator, double glazed frosted window to rear.

First Floor

First Floor Landing

Bedroom One

Double glazed window to rear, radiator, built in double wardrobe.

Bedroom Two

Double glazed window to front, radiator, built in double wardrobe housing combination gas boiler, cast iron fireplace.

Bedroom Three

Double glazed window to side, radiator, built in double wardrobe.

Bathroom

White suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and low level WC set in vanity unit, radiator, loft hatch, double glazed window to side, tiled walls.

Outside

Garage

Large garage with electronic remote control, up and over door to front, power and light.

Rear Garden

Approx 60' 0" x 35' 0" Sunny garden mainly laid to lawn, well stocked borders, raised decking patio, access to front, garden shed, outside tap and light.

Front Garden

Block paved driveway providing off road parking, mature shrubs.

Council Tax Band D

NB

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

