



Total area: approx. 139.1 sq. metres (1496.8 sq. feet)
16 Curtis Wood Park Road, Herne Bay



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Offers in Excess of £600,000 Freehold

If you're in the market for a family residence with a fabulous garden, exceptional location, double garage and with future potential to be extended if the requirement is needed, this detached family home comes to market offering the next lucky owner a fantastic opportunity to tick all those boxes. From the sought-after area and desirable road, to the well-proportioned rooms and practical layout, this property has it all. This home has been well cared for and loved by the current owner and is ideal for a family thanks to the desirable schools nearby and local amenities within walking distance. The City of Canterbury is easily accessible being just seven miles or so away, while for the commuter, there are high speed links by train into London St Pancras. Coastal towns of Herne Bay and Whitstable are just a short drive away.

Ground Floor

Reception Hall

Front entrance door, radiator, stair case to first floor, cupboard under stairs.

Lounge

Two double glazed windows to rear, double glazed doors to side leading to the garden, open fireplace, radiator set in decorative cover, television point.

Study

Double glazed windows to front and side, radiator.

Kitchen

Matching wall and base units with work surfaces and tiled splash backs, ceramic sink and drainer unit with mixer tap, five gas burner hob with extractor canopy over, electric double oven, space for fridge freezer, two radiators set in decorative cover, tiled flooring, double glazed window to rear, sliding doors to rear leading to:

Conservatory

Lovely room providing extra living space with double glazed surround, double glazed patio doors to rear leading to the garden, tiled flooring.

First Floor

First Floor Landing

Double glazed window to rear. Loft access.

Bedroom One

Two double glazed windows to rear, radiator, comprehensive range of built in wardrobes.

En-Suite Shower Room

Shower cubicle, wash hand basin set in vanity unit, low level WC, partially tiled walls, double glazed frosted window to side, heated towel rail.

Bedroom Two

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

Bathroom

Panelled bath with shower over, low level WC and wash hand basin set in vanity unit, radiator set in decorative cover, double glazed frosted window to rear, partially tiled walls.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to front, radiator.

Outside

Rear Garden

The extensive rear and side garden to this house is spectacular and enjoys a sunny aspect with a good degree of seclusion. There is a formal lawn with a plethora of shrubs established trees and well stocked border. Directly outside the conservatory is a paved patio with a further timber decked patio with chimenea at the other end of the garden ensuring there is a place to enjoy the sunshine at the beginning of the day and sunset. There is a lovely conservatory plus garden sheds, a gate to access the front, outside water tap and exterior lighting.

Front Garden

Open plan frontage, mainly laid to lawn with mature trees and shrubs, driveway providing off road parking for several vehicles.

Detached Double Garage

Up and over door to front, door to side, power and light.

Council Tax Band E

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	