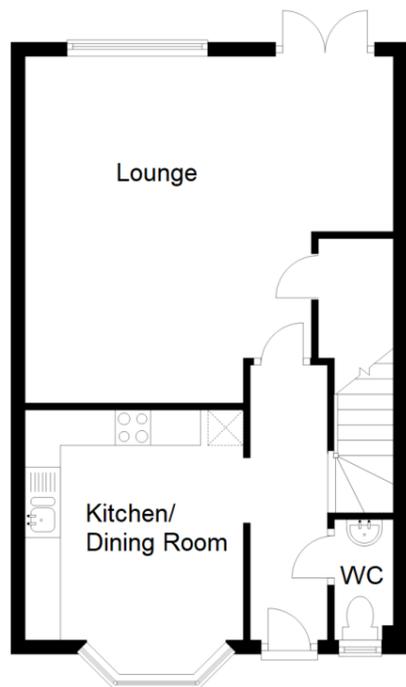




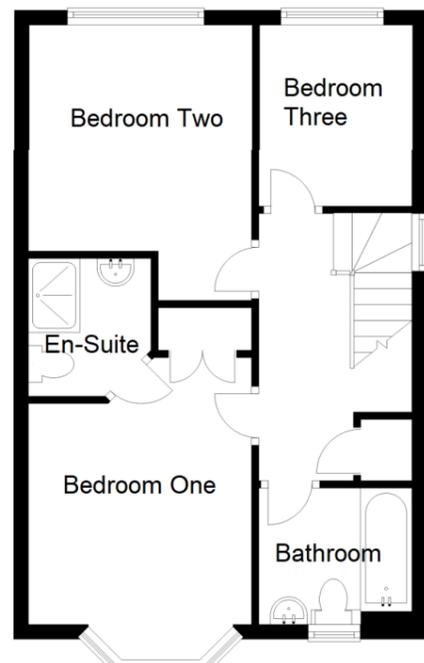
**Ground Floor**

Approx. 43.2 sq. metres (465.4 sq. feet)



**First Floor**

Approx. 43.2 sq. metres (465.2 sq. feet)



23 POCHARD CRESCENT, HERNE BAY, KENT.  
CT6 5QD

**£375,000**  
**Freehold**

## ABOUT THE PROPERTY

In the exclusive 'Stillwater Park Development', this three bedroom family home is tucked away in quiet spot. There is nicely set out ground floor living space with a fitted kitchen-diner, cloakroom and spacious lounge overlooking the rear garden. To the first floor is the modern bathroom, plus three bedrooms, the main enjoying en-suite shower room. There is a delightful and sunny rear garden alongside ample parking via a side driveway. The garage has been converted to create additional living space which could be used as a home office or studio, the current owners utilising it as cinema room. Situated in an exceptional location, this home offers excellent road and rail links into London and is only a five minute walk away from the highly desirable Herne Bay High School.

## FEATURES

- Three Bedrooms, Two Bathrooms
- Close To Herne Bay High School
- Pretty Rear Garden
- Ample Parking
- Tucked Away In A Cul-De-Sac
- Catchment Area for Well Regarded Primary and Secondary Schools

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Entrance Hallway

Front entrance door, staircase to first floor, radiator.

### Cloakroom

Pedestal wash hand basin, low level WC, heated towel rail, frosted window to front.

### Lounge

17' 8" x 16' 1" (5.38m x 4.90m) Double glazed French doors to rear, double glazed window to rear, under stairs storage cupboard, radiator.

### Kitchen/Diner

11' 6" x 10' 5" (3.51m x 3.17m) Range of matching wall and base units with complimentary work surfaces over and tiled splash backs, one and a half bowl sink and drainer unit, four gas burner hob with extractor fan over, electric oven, space for washing machine, space for dishwasher, double glazed bay window to front.

## First Floor

### First Floor Landing

Double glazed window to side, storage cupboard, access to loft.

### Bathroom

6' 10" x 6' 4" (2.08m x 1.93m) Panelled bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, double glazed frosted window to front.

### Bedroom One

12' 3" x 10' 1" (3.73m x 3.07m) Double glazed bay window to front, built in wardrobe, radiator, door to:

### En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, partially tiled walls, tiled flooring.

### Bedroom Two

10' 5" x 10' 0" (3.17m x 3.05m) Double glazed window to rear, radiator.

### Bedroom Three

8' 5" x 6' 10" (2.57m x 2.08m) Double glazed window to rear, radiator.

## Outside

### Rear Garden

Approx 35ft, mainly laid to lawn, decking area, patio area, side access, door to garage.

### Front Garden

Open plan frontage, driveway providing off road parking.

### Garage

Up and over door to front, power and light. Having been converted, the current owners use it as a cinema room, however it can also be a studio or home office.

## Council Tax Band D

### NB

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

