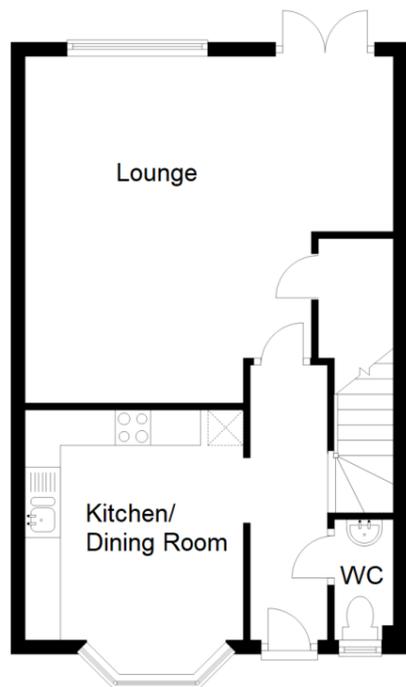




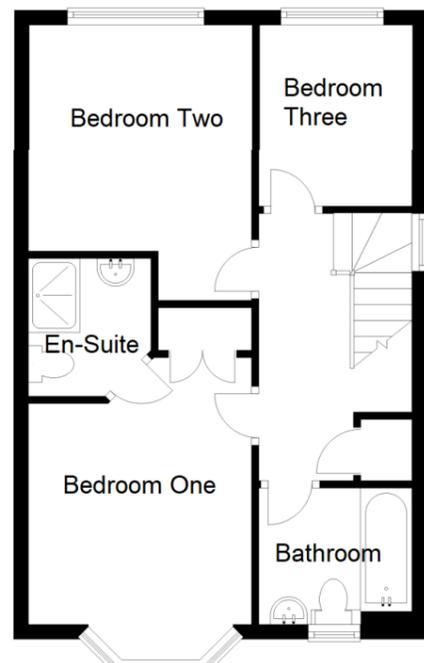
Ground Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

