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23 HILLBROW AVENUE, HERNE BAY, KENT.
CT6 7DY

£549,995
Freehold

Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

ABOUT THE PROPERTY

This superbly spacious four-bedroom detached home is ideally suited for modern family living. Nestled in a desirable residential area, this impressive home offers a perfect blend of comfort, space, and versatility. Upon entering, you're greeted by a bright and welcoming hallway leading to a spacious living room, perfect for relaxing or entertaining guests. The heart of the home is the contemporary open-plan kitchen and dining area, complete with modern appliances, ample storage, and bi-fold doors opening out onto a private rear garden — ideal for summer gatherings and outdoor dining. Upstairs, you'll find four well-proportioned bedrooms, including a luxurious principal bedroom with an en-suite shower room and built-in wardrobes. The remaining bedrooms are equally generous in size with one providing a further en-suite and the others serviced by a family bathroom. Additional benefits include a downstairs WC, a utility room, and a private driveway with ample parking. Externally, there is an impressive and large rear garden which enjoys a sunny aspect.

This property is perfect for growing families looking for space, comfort, and a home they can make their own.

FEATURES

- Incredible Family Home with Four Double Bedrooms
- Huge Sunny Rear Garden
- Ideal for Multi-Generational Family
- Herne Village With Excellent Links to Herne Bay, Whitstable and Canterbury
- Plenty of off Street Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(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 Porch

Double glazed frosted window and door to front, door leading to entrance hall.

Entrance Hallway

Vertical radiator, understairs storage, staircase to first floor, door to

Cloakroom

Low level WC, bowl wash hand basin, fully tiled.

Study

8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to side, radiator, door to:

Family Room/Garage Conversion

16' 3" x 14' 11" (4.95m x 4.55m)

Two double glazed windows to front, double glazed window to rear, television point.

Living Room

23' 6" x 11' 3" (7.16m x 3.43m)

Double glazed window to front, vertical radiator, television point, steps into

Kitchen/Diner

18' 9" x 19' 5" (5.71m x 5.92m)

Modern fitted low level units with glass worktop over, tiled splash backs, four ring burner induction hob, electric oven, single stainless steel sink, space for American style fridge/freezer, vertical radiator, feature fire place, double glazed bi fold doors to the rear garden, double glazed frosted door to front leading to a courtyard area, double glazed doors to rear, vertical radiator, half wooden floor and half tiled floor.

Utility Room

15' 0" x 14' 7" (4.57m x 4.45m) Range of matching wall and base units with tiled splash backs and wooden work surfaces, sink with drainer unit, space and plumbing for dishwasher and washing machine and under counter fridge. Cupboard housing boiler, double glazed window to side.

FIRST FLOOR

Landing

Loft hatch, airing cupboard housing hot water tank, double glazed window to front.

Bedroom One

16' 3" x 13' 3" (4.95m x 4.04m)

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

En-Suite

8' 1" x 8' 1" (2.46m x 2.46m)

Double glazed frosted window to side, low level WC, wash hand basin, corner shower and heated towel rail.

Bedroom Two

11' 4" x 10' 10" (3.45m x 3.30m)

Double glazed window to rear, built in wardrobes, TV point.

En-Suite

Low level WC, shower, wash hand basin,.

Bedroom Three

11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to front, radiator.

Bedroom Four

14' 7" x 7' 9" (4.45m x 2.36m)

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

Bathroom

P-shaped panel bath with shower over, low level WC, pedestal hand wash basin in vanity unit, heated towel rail, Double Glazed frosted window to side, fully tiled walls.

OUTSIDE

Rear Garden

Incredible rear garden that enjoys a sunny aspect. Two timber sheds, a large summer house, mainly laid to lawn, paved patio area, brick wall and pathway, mature shrubs and flowering borders, fenced surround and access to the front.

Driveway

Block paved driveway with ample parking for several vehicles.

COUNCIL TAX BAND E

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

