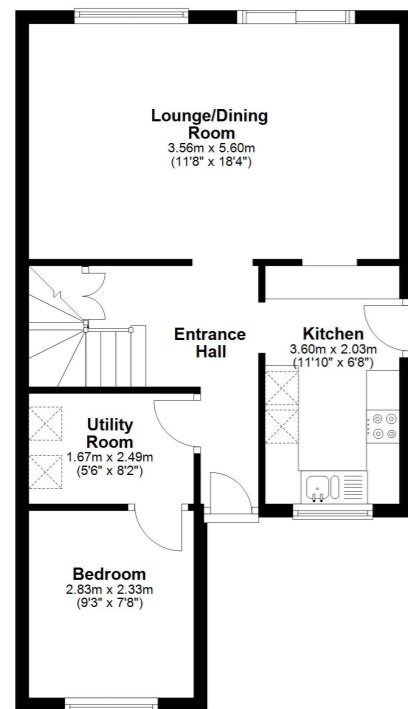
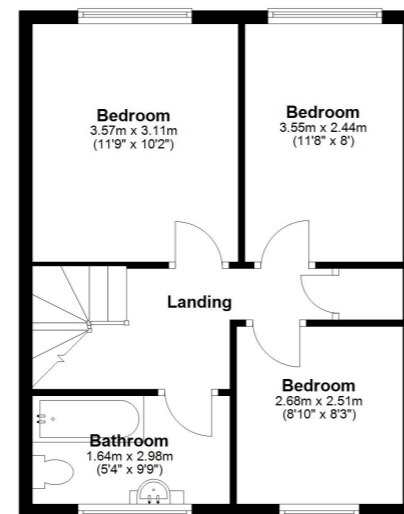




Ground Floor



First Floor



Total area: approx. 88.0 sq. metres (947.1 sq. feet)
18 Peartree Road, Heme Bay



18 Peartree Road, Heme Bay, Kent, CT6 7EE

£350,000 Freehold

This three/four bedroom semi detached home is perfect for someone looking to get on the property ladder or even make the next step up. It has everything you would need from ample parking to three good size bedrooms upstairs and one bedroom downstairs. Located in the ever popular Broomfield area situated close to local schools, amenities and a short drive to the sea front. Internally it boasts a hallway leading to a utility room and bedroom with the kitchen to the other side and lounge/diner to the rear this is where you have doors leading to a rear garden offering a large log cabin perfect for a growing family. On the first floor you have three good size bedrooms with a master bathroom. To the front you have parking for 2 cars. This is a must see family home.



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Ground Floor

Entrance Hall

Front entrance door, staircase to first floor.

Lounge/Diner

18' 4" x 11' 8" (5.59m x 3.56m) Double glazed window to rear, double glazed sliding doors to rear leading to the garden, radiator.

Utility Room

5' 7" x 7' 7" (1.70m x 2.31m) Space and plumbing for washing machine.

Garage Conversion

7' 7" x 9' 5" (2.31m x 2.87m) Currently being used as a bedroom by the current owners with double glazed window to front.

Kitchen

Matching wall and base units with complementary work surfaces over, stainless steel one and a half bowl sink and drainer unit, four gas burner hob with extractor fan over, double glazed window to front, double glazed door to garden.

First Floor

Landing

Loft hatch.

Bathroom

Panelled bath with hand held attachment and waterfall shower over, wash hand basin set in vanity unit, low level WC, partially tiled walls, double glazed frosted window to front.

Bedroom One

10' 2" x 11' 8" (3.10m x 3.56m) Double glazed window to rear, radiator.

Bedroom Two

11' 9" x 8' 0" (3.58m x 2.44m) Double glazed window to rear, radiator.

Bedroom Three

7' 9" x 8' 8" (2.36m x 2.64m) Double glazed window to front, radiator.

Outside

Rear Garden

Mainly laid to lawn, patio area.

Cabin

17' 5" x 14' 2" (5.31m x 4.32m) Two windows to front, door to front, two Velux windows, power and light.

Front Garden

Open plan frontage, mainly laid to lawn, mature shrubs, driveway providing off road parking.

Council Tax Band C

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	