



3 Arden Road, Heme Bay, Kent, CT6 7DT

£539,000 Freehold

Kimber Estates are proud to offer this comprehensive family home located in a village location that is within walking distance of the sought after Heme Infant and Junior schools. The property was thoughtfully extended by the previous owners to create an impressive kitchen-diner that spans right across the rear of the house and now enjoys a fabulous and tasteful fully fitted modern kitchen complete with appliances. A generous reception hall gives access to a spacious lounge which leads through to the kitchen-diner, downstairs cloakroom, bedroom/office, shower room and a large utility room. To the first floor is the primary bathroom and four good size bedrooms. Externally, there is a delightful, sunny garden and ample parking to the front. In our opinion, there could be further opportunity to create an additional floor by extending into the loft (subject to the necessary consents). There is a regular bus service into the Cathedral City of Canterbury, popular Whitstable and pretty Heme Bay town with its lovely sea front, promenade and coastal walks. Perfect for growing or blended families, we would urge serious buyers to take the time and trouble to view internally as the space inside is impossible to appreciate from the outside.



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## GROUND FLOOR

### Entrance Hallway

Entrance door to front, radiator, staircase to first floor, double doors to lounge, imported French floor tiles.

### Cloakroom

Low level WC, radiator, wash hand basin, imported French floor tiles.

### Bedroom Five

Double glazed window to front, radiator.

### Sitting Room

Double glazed window to front, two radiators, open fireplace, television point, solid oak flooring.

### Kitchen-Diner

Newly fitted shaker style kitchen with range of matching wall and base units with complementary granite surfaces and upturns, inset sink and drainer with mixer tap over, five burner gas hob with extractor fan over. Fitted eye level oven and grill, integrated dishwasher, central island with fitted drawers, double glazed window to rear, double glazed doors to rear, radiator, imported French floor tiles.

### Shower Room

Tiled shower stall with mains fed shower, wash hand basin set in vanity unit, radiator, tiled flooring, doors to:

### Utility Room

Double glazed door and window to rear, radiator, wall mounted gas boiler, space and plumbing washing machine, tiled flooring.

## FIRST FLOOR

### Landing

Loft access, built in airing cupboard housing hot water tank.

### Bedroom One

Double glazed window to front, radiator.

### Bedroom Two

Double glazed window to rear, radiator.

### Bedroom Three

Double glazed window to front, radiator.

### Bedroom Four

Double glazed window to side, radiator.

### Bathroom

Newly fitted bathroom with paneled bath unit with electric shower over, wash hand basin set in vanity unit, heated towel rail, double glazed frosted window to rear, wood effect flooring.

## OUTSIDE

### Rear Garden

### Driveway

Block paved driveway with space for 2/3 vehicles.

## COUNCIL TAX BAND D

## 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	62	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	