



GROUND FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(49.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only. www.upzoom.co.uk
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85a Greenhill Road, HERNE BAY, CT6 7QW

£395,000 Freehold

Perfectly positioned family home located within the catchment area of Herne Bay High and within 10 minute drive to both Whitstable and Herne Bay town centre/seafront. This well thought out detached family home offers contemporary décor and fittings throughout. Once inside, the reception hall accesses a pleasant lounge and impressive kitchen-diner complete with appliances alongside the downstairs cloakroom. To the first floor is the main bathroom fitted in a slick, white modern suite plus three double bedrooms. Occupying a corner plot, there is a pleasant garden which has no maintenance required with raised astro-turf, paving and useful studio/gym with power and light. A sizeable side area leads to the front with attractive block paving providing off road parking for several vehicles.



Perfectly positioned family home located within the catchment area of Herne Bay High and within 10 minute drive to both Whitstable and Heme Bay town centre/seafront. This well thought out detached family home offers contemporary décor and fittings throughout. Once inside, the reception hall accesses a pleasant lounge and impressive kitchen-diner complete with appliances alongside the downstairs cloakroom. To the first floor is the main bathroom fitted in a slick, white modern suite plus three double bedrooms. Occupying a corner plot, there is a pleasant garden which has no maintenance required with raised astro-turf, paving and useful studio/gym with power and light. A sizeable side area leads to the front with attractive block paving providing off road parking for several vehicles.

Ground Floor

Entrance Hall

Double glazed front entrance door, contemporary radiator, tiled flooring, under stair storage cupboard.

Cloakroom

Low level WC, pedestal wash hand basin, column radiator in chrome, tiled flooring, double glazed window to rear.

Lounge

17' 8" x 12' (5.38m x 3.66m) Two double glazed windows to front, two contemporary radiators, high gloss laminate flooring, television point.

Kitchen / Diner

15' 7" x 13' 5" (4.75m x 4.09m) Modern fitted kitchen with mink high gloss units with complimentary work tops and tiling. Built in 70/30 fridge freezer. Inset eye level double oven, microwave, combination oven and grill. Central island with five burner gas hob, one and a half bowl sink unit with mixer taps. Tiled flooring, upright column radiator.

First Floor

Landing

Loft access built in airing cupboard housing combination boiler.

Bedroom One

12' 2" x 8' 2" (3.71m x 2.49m) Double glazed window to front, contemporary radiator.

Bedroom Two

15' 11" x 13' 2" (4.85m x 4.01m) Double glazed window to front, contemporary radiator.

Bedroom Three

11' 8" x 10' 4" (3.56m x 3.15m) Double glazed window to rear, contemporary radiator.

Bathroom

White suite comprising panelled bath with mains fed shower, pedestal wash hand basin, low level WC, set in vanity sink unit. Column radiator set in chrome. Part tiled walls, tiled flooring, double glazed window to rear.

Outside

Rear Garden

Enclosed rear garden with paving, raise astro turf, wood screen fencing, access to front, outside tap and lighting.

Studio/Gym

Newly built with power and light plus double glazed sliding doors to the front.

Front Garden

Paved area with parking for several vehicles. Walled surround.

Council Tax Band D

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(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	