



# Kimber Estates



Total area: approx. 81.4 sq. metres (876.0 sq. feet)



41 Glen Avenue, Herne Bay, Kent, CT6 6HU

£400,000 Freehold

This detached home offers has nicely set out accommodation with rooms of elegant proportions. The layout leads from a spacious hallway to a homely lounge to the front and a really super kitchen across the rear with doors leading to a double glazed conservatory looking out to the rear garden. The garden is a wonderful sun trap with a good size shed with power and light. Upstairs there are three bedrooms and master bathroom. To the front of the property you have off street parking. This wonderful family home is perfectly located on the fringe of Herne Bay and Beltinge which offers an array of boutique shops, cafe's and restaurants plus the beach is just a short stroll away. A viewing comes highly recommended.





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## Ground Floor

### Hallway

Double glazed front entrance door and double glazed window to front, staircase to first floor, under stairs storage cupboard, radiator, boiler.

### Kitchen

7' 10" x 17' 3" (2.39m x 5.26m) Matching wall and base units, tiled splash backs, stainless steel sink, four gas burner hob, electric oven, integral fridge, integral washing machine and dishwasher, radiator, tiled flooring, double doors to:

### Lounge

11' 11" x 10' 11" (3.63m x 3.33m) Double glazed bay window to front, radiator, gas fireplace.

### Conservatory

13' 0" x 13' 4" (3.96m x 4.06m) Double glazed windows and door to rear leading to the garden.

## First Floor

### Landing

Loft hatch, double glazed window to side.

### Bedroom One

9' 11" x 11' 1" (3.02m x 3.38m) Double glazed window to rear, airing cupboard, radiator.

### Bedroom Two

10' 1" x 9' 10" (3.07m x 3.00m) Double glazed window to front, radiator.

### Bedroom Three

6' 11" x 6' 11" (2.11m x 2.11m) Double glazed window to front, radiator.

## Bathroom

6' 6" x 5' 7" (1.98m x 1.70m) Double glazed frosted window to rear, P shaped bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, partially tiled walls.

## Outside

### Rear Garden

Mainly laid to lawn, flowering borders, patio area, garden shed.

### Front Garden

Enclosed frontage, laid to lawn, mature trees and shrubs, block paved driveway providing off road parking.

## Council Tax Band D

### NB

At the time of advertising, these are draft particulars are 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	81

England, Scotland & Wales EU Directive 2002/91/EC