

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

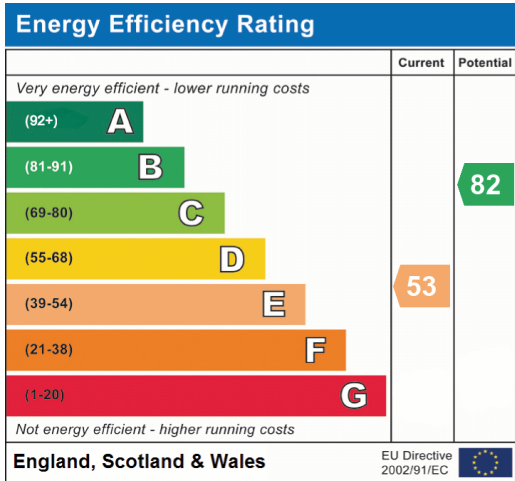
17 CENTRAL AVENUE, HERNE BAY, KENT.
CT6 8RX

£450,000
Freehold

ABOUT THE PROPERTY

This three bedroom detached home, perfectly blending contemporary design with comfortable family living. Situated in a sought-after residential area, this property enjoys a central location just moments from the seafront, vibrant town centre, shops, restaurants, and transport links. Perfectly positioned for convenience and lifestyle, residents can enjoy coastal walks, local cafes, and easy access to schools and amenities all within walking distance. Once inside the welcoming entrance hall leads to the heart of the home: a stunning open-plan kitchen and dining area. Designed for both everyday living and entertaining, this space is bathed in natural light that opens directly onto the rear garden. The seamless transition between indoor and outdoor spaces creates an ideal setting for gatherings and relaxed family life. The ground floor also features a cosy and inviting lounge, offering a perfect retreat for quiet evenings. Upstairs, you'll find three well-proportioned bedrooms. The family bathroom is fitted with contemporary fixtures and stylish finishes. Outside, the enclosed rear garden offers a good space perfect for alfresco dining or summer barbecues. To the front, a driveway offers convenient off-road parking and garage. An internal viewing comes highly recommended.

- FEATURES**
- Three Bedroom Detached Family Home
 - Popular Location Close To Shops, Bus Routes, Station And Sea Front
 - Good Size Rear Garden and Off Street Parking
 - Good Size Kitchen/Diner



GROUND FLOOR

Porch
Double glazed front door, tiled flooring, door to:-

Entrance Hall
Porthole window to side, wood flooring, radiator.

Kitchen/Diner
9' 5" x 22' 5" (2.87m x 6.83m) A range of base and a double wall unit with marble effect worktop over, butler sink, space for oven with extractor hood over, dishwasher and fridge/freezer, tiled flooring, double glazed door to side. Decorative fireplace, radiator, wooden floor, double glazed patio doors to garden.

Living Room
13' 8" x 12' 6" (4.17m x 3.81m) Double glazed window to front, open fireplace.

FIRST FLOOR

Landing
Airing cupboard, loft hatch.

Bedroom One
12' 6" x 12' 5" (3.81m x 3.78m) Built in wardrobe, exposed wooden floor, double glazed window to front, radiator.

Bedroom Two
9' 6" x 10' 1" (2.90m x 3.07m) Double glazed window to rear, exposed wooden floor, radiator.

Bedroom Three
8' 7" x 6' 9" (2.62m x 2.06m) Double glazed window to rear, radiator.

Bathroom
Low level WC, tiled panelled bath with shower over, feature wash hand basin, tiled walls, radiator.

OUTSIDE

Rear Garden
Mainly laid to lawn with patio area, greenhouse, side access.

Garage
Electric up and over door. Electric car charging point.

Driveway

COUNCIL TAX BAND D
NB: At the time of advertising these draft particulars we are awaiting approval from our sellers.

