



120 Woodrow Chase, Herne Bay, Kent, CT6 7JW

£289,995 Freehold

Kimber Estates are delighted to offer this attractive two bedroom semi-detached bungalow. Located in the sought after village of Herne with local shop, church and primary school, this well cared for family home is within easy reach of bus routes to Herne Bay, Canterbury and motorway links to London and the South coast. The property is in great order throughout so you can relax in knowing there are no home improvements needed. Once inside the property comprises; entrance hall, large lounge/diner, modern kitchen, separate utility room, two double bedrooms and a family bathroom. Outside the property has an attractive front garden with distant countryside views and a tiered rear garden with parking. The current owners have converted the garage creating further living space, used as an office. The property is presented in impeccable order throughout and internal viewing is a must to fully appreciate all on offer.



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GROUND FLOOR

Entrance Hallway

Partially glazed wood front entrance door, radiator in decorative cover, access via loft ladder to insulated and partly boarded loft with light, large storage cupboard.

Lounge

17' 6 x 9' 4 (5.34m x 2.85m)
Radiator, TV point, double glazed French doors to rear garden.

Kitchen

8' 11 x 8' 0 (2.72m x 2.44m)
Modern kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, breakfast bar, stainless steel one and half bowl sink unit, inset gas hob, built in extractor hood, built in fan assisted electric oven, space and plumbing for washing machine, double glazed window to side, vinyl flooring.

Utility Room

7' 2 x 4' 1 (2.19m x 1.25m)
Space and plumbing for washing machine, space for fridge/freezer, radiator, double glazed window to rear, door to rear garden, vinyl flooring.

Bedroom One

12' 4 x 9' 5 (3.76m x 2.88m)
Double glazed window to front, radiator.

Bedroom Two

9' 0 x 8' 11 (2.75m x 2.72m)
Double window to front, radiator.

Bathroom

Suite in white comprising panelled bath with mixer tap and shower unit over, pedestal wash hand basin, low level WC, heated towel rail, double glazed frosted window to side, tiled flooring.

OUTSIDE

Rear Garden

Tiered garden with patio, gravel and decked areas, access to garage/office, enclosed with fencing.

Driveway

Off-road parking for at least two cars.

Garage/Office

The garage has full mains electricity with a separate isolated fuse board. The garage has been half converted into a office space.

COUNCIL TAX BAND C

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

