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64 LINDEN AVENUE, HERNE BAY, KENT. CT6 8TZ

£550,000  
Freehold

## ABOUT THE PROPERTY

This charming four bedroom detached house is rare find, situated in a central location offering easy access to Herne Bay train station, the town centre and seafront all just a short stroll away. Internally, the property boasts comprehensive living space with a degree of versatility that caters to a variety of family situations. As you enter, you are greeted by a spacious hallway which leads to the living room, separate dining room, family room (which could easily be used as downstairs bedroom) and a study. To the rear of the property, you'll find the kitchen is fitted with a range of integrated appliances and flows seamlessly into the adjoining dining area. The first floor has four bedrooms, two of which benefit from en-suite shower rooms alongside a splendid Jack and Jill en-suite to the other two bedrooms and a family bathroom. Externally, there is a good size garden with a fully functioning, self contained lodge which is currently used as a successful Air BnB. Presented to a high standard throughout, we would encourage any serious buyers to book an appointment.

## FEATURES

- Four Bedrooms, Four Bathrooms
- Open Plan Fitted Kitchen/Diner
- Desirable Location Close to all Amenities
- Walking Distance To Train Station and Herne Bay Seafront
- Separate Holiday Let Residence In The Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR

### Entrance Hallway

Double glazed front door, radiator.

### Cloakroom

Low level WC, heated towel rail, pedestal wash hand basin, extractor fan.

### Study

9' 5" x 5' 4" (2.87m x 1.63m)  
Double glazed window to rear, radiator.

### Dining Room

14' 7" x 9' 5" (4.45m x 2.87m)  
Two double glazed windows to front, radiator.

### Family Room

11' 2" x 10' 8" (3.40m x 3.25m)  
Double glazed French door leading to garden, television point, radiator.

### Living Room

14' 5" x 13' 9" (4.39m x 4.19m)  
Double glazed sash window to front with adjacent double glazed window to front, feature fireplace, electric fire, television point, two radiators.

### Kitchen-Diner

25'8" max x 11'4" (7.89m max x 3.49m)  
Kitchen: Range of matching wall and base units with complementary work surfaces over and tiled splash backs above, single drainer one and a half bowl sink unit, mixer tap, space for "Range Master" style cooker, extractor hood, space for American style fridge/freezer, space for washing machine, integrated dishwasher, space for tumble dryer, double glazed window to side, double glazed door leading to garden.

Dining Area: Telephone point, built-in under stairs storage cupboard, two radiators.

### Inner Hallway

Staircase to first floor.

## FIRST FLOOR

### Landing

Split level landing, radiator, built in cupboard, loft access.

### Bedroom One

14' 5" x 12' 0" (4.39m x 3.66m)  
Two double glazed sashed windows to front and feature fireplace, radiator.

### En Suite One

Shower unit, low level WC, heated towel rail, pedestal wash hand basin, extractor fan, tiled flooring, part tiled walls and double glazed skylight.

### Bedroom Two

11' 10" x 10' 5" (3.61m x 3.17m)  
Double glazed windows to front and side, radiator.

### En Suite Two

Shower unit with electric shower over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, tiled flooring, part tiled walls, double glazed skylight.

### Bedroom Three

11' 6" x 10' 2" (3.51m x 3.10m)  
Double glazed window to rear, radiator, door leading to Jack and Jill shower room.

### Bedroom Four

9' 0" x 8' 6" (2.74m x 2.59m)  
Double glazed window to rear, radiator, door leading to Jack and Jill shower room.

### Jack and Jill Shower Room

Shower unit with electric shower over, low level WC, pedestal wash hand basin, radiator, extract fan, part tiled walls, tiled flooring, double glazed window to rear.

### Bathroom

Bath with shower mixer tap, pedestal wash hand basin, low level WC, cupboard housing wall mounted gas fired boiler, tiled flooring, part tiled walls, double glazed window to side.

## OUTSIDE

### Rear Garden

Mainly laid to lawn with raised decking and paved areas, well stocked flowering borders, two summer houses, shed and access to the front.

### Annexe 'The Potting Shed'

17' 11" x 9' 11" (5.46m x 3.02m)  
Currently used as a successful Airbnb. This is a fully functioning detached dwelling with a kitchenette, bedroom and shower room.

### COUNCIL TAX BAND E

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

