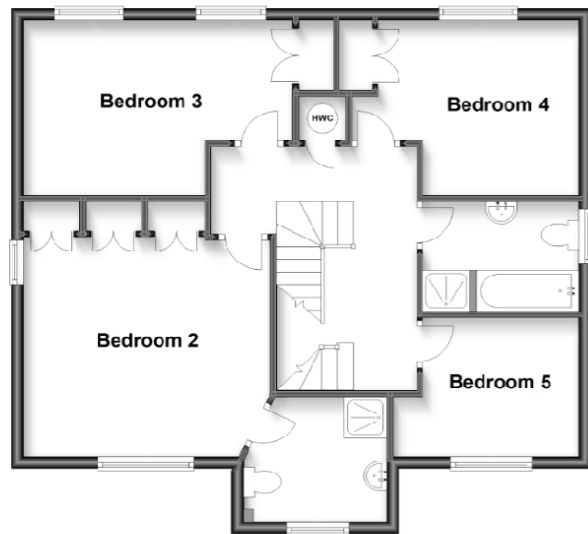




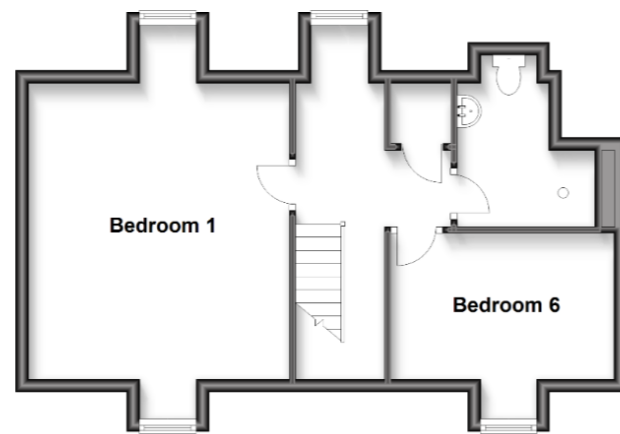
# Kimber Estates



Ground Floor  
Approx 127.7 sq. metres (1374.6 sq. feet)



First Floor  
Approx 69.5 sq. metres (748.4 sq. feet)



Second Floor  
Approx 43.8 sq metres (471.3 sq. feet)



2 Bramley Gardens, HERNE BAY, CT6 7DS

£650,000 Freehold

This particular elegant residence sits in a quiet cul-de-sac in a prestigious, semi rural location with a popular village school plus excellent road links into London, coastal Heme Bay, Whitstable and The Cathedral City of Canterbury. Local amenities all close by including post office, supermarkets and pubs. There is an abundance of ground floor living space with the lounge leading into the dining room, fully fitted kitchen, study and utility room. On the first floor you have four bedrooms one with en-suite, plus family bathroom, the second floor offers two bedrooms with shower room giving you ample bedroom space. The double garage has been partly converted and extended to create an annexe which is perfect for extended family or potential use as a home office or holiday let. Offering ample living space, a hallway leads to lounge/diner with a vaulted ceiling and bi-folding doors out the rear garden plus one bedroom and shower room. Externally there is a glorious and vast rear garden with a single garage and attractive frontage providing off road parking.



**Ground Floor**

Reception Hall

Cloakroom

Lounge 14' 2" x 13' 3" (4.32m x 4.04m)

Dining Room 13' 3" x 9' 11" (4.04m x 3.02m)

Kitchen 16' 3" x 9' 11" (4.95m x 3.02m)

Utility Room 9' 1" x 5' 1" (2.77m x 1.55m)

Study 8' 10" x 8' 10" (2.69m x 2.69m)

**Annexe**

Entrance Hall

Lounge/Kitchen Area 16' 8" x 13' 8" (5.08m x 4.17m)

Bedroom Seven 17' 5" x 7' 6" (5.31m x 2.29m)

Shower Room

**First Floor**

First Floor Landing

Bedroom Two 13' 5" x 12' 3" (4.09m x 3.73m)

En-Suite Shower Room 7' 8" x 6' 10" (2.34m x 2.08m)

Bedroom Three 14' 4" x 9' 10" (4.37m x 3.00m)

Bedroom Four 12' 5" x 9' 10" (3.78m x 3.00m)

Bedroom Five 10' 0" x 7' 9" (3.05m x 2.36m)

Bathroom 8' 4" x 6' 0" (2.54m x 1.83m)

**Second Floor**

Second Floor Landing

Bedroom One 15' 1" x 13' 4" (4.60m x 4.06m)

Bedroom Six 11' 6" x 7' 5" (3.51m x 2.26m)

Wet Room

**Outside**

Rear Garden

Front Garden

Garage 18' 7" x 8' 4" (5.66m x 2.54m)

Council Tax Band F

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	