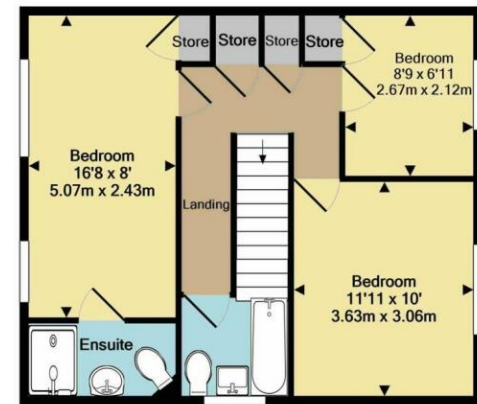


GROUND FLOOR  
APPROX. FLOOR  
AREA 948 SQ.FT.  
(88.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 509 SQ.FT.  
(47.3 SQ.M.)



6 WENTWORTH GARDENS, HERNE BAY,  
KENT. CT6 7TT

**£550,000**  
**Freehold**

## ABOUT THE PROPERTY

MODERN FAMILY HOME IN SOUGHT AFTER LOCATION! Situated in a lovely development, 'The Fairway' is a small cluster of executive houses on the outskirts of pretty Herne Bay town with its beautiful promenade, boutique shops, restaurants and excellent high speed rail link to London St Pancras. This particular residence has been loved and cared for and is also within walking distance of highly desirable Herne Bay High School. There is nicely set out accommodation comprising a modern kitchen-diner, utility area, a large lounge to the front with an extended sitting room over looking the garden to the rear with a 4th bedroom and a downstairs WC whilst to the first floor is the family bathroom plus three bedrooms with the master bedroom having an ensuite. The rear garden is secluded, with a good size patio area and lawn with a beautiful summer house. Ample parking a completes the picture.

## FEATURES

- Four Bedroom Detached Family Home
- Modern Living
- Secluded and Sunny Rear Garden with Summer House
- Located on 'The Fairway'
- Ample Parking

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 82        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 60                      |           |
| (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 Porch

Double glazed windows to side and rear, double glazed front entrance door, further door to:

### Entrance Hall

Stair case to first floor,

### Cloakroom

Double glazed frosted window to side, wash hand basin set in vanity unit, low level WC, partially tiled walls.

### Lounge

15' 7" x 13' 2" (4.75m x 4.01m) Double glazed window to front, doors to:

### Kitchen/Diner

20' 11" x 11' 3" (6.38m x 3.43m) Stunning room with plenty of natural light. Comprising of a range of matching wall and base units with complimentary work surfaces over and tiled splash backs, central island, ceramic sink and drainer unit, space for range style cooker with extractor canopy over, integral dishwasher, space for fridge freezer, wine cooler, radiator, double glazed sliding doors to rear leading to the garden.

### Garden Room

13' 8" x 9' 6" (4.17m x 2.90m) Double glazed windows to rear and side, double glazed doors to side leading to the garden, radiator, vaulted ceiling.

### Study

14' 5" x 11' 10" (4.39m x 3.61m) Double glazed window to rear.

### Utility Room

Space for washing machine.

## Second Floor

### First Floor Landing

Two storage cupboards, loft hatch.

### Bedroom One

16' 8" x 8' 0" (5.08m x 2.44m) Two double glazed windows to rear, door to:

### En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level WC, partially tiled walls, heated towel rail.

### Bedroom Two

11' 11" x 10' 0" (3.63m x 3.05m) Double glazed window to front, radiator.

### Bedroom Three

8' 9" x 6' 11" (2.67m x 2.11m) Double glazed window to front, radiator.

### Bathroom

P shaped bath with shower over, wash hand basin set in vanity unit, low level WC, partially tiled walls, heated towel rail, double glazed frosted window to side.

## Outside

### Rear Garden

Sunny rear garden, mainly laid to lawn, mature trees and shrubs, paved patio area, side access, summerhouse, shed.

### Front Garden

Open plan frontage, laid to lawn, block paved driveway providing off road parking for several vehicles.

### Garage

10' 1" x 6' 11" (3.07m x 2.11m) Up and over door to front.

## Council Tax Band D

### NB

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

