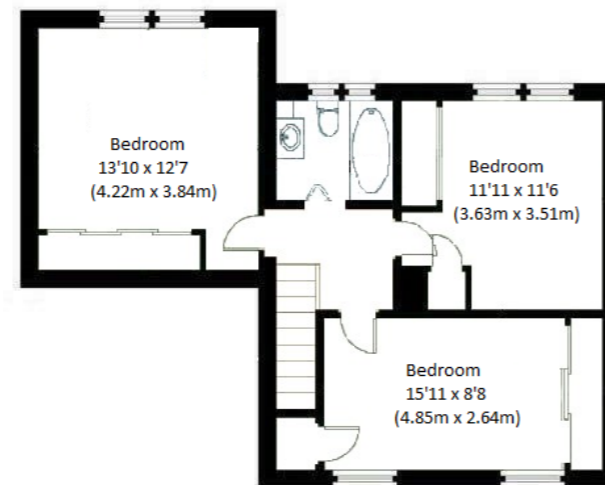


Ground Floor
Floor Area 58.4 SQ M / 629 SQ FT



First Floor
Floor Area 53.6 SQ M / 577 SQ FT



31 Millstream Close, Whitstable, Kent, CT5 1RG

£450,000 Freehold

This three/four bedroom fully renovated and extended family home is situated in a quiet cul-de-sac only minutes away from Whitstable's mainline railway station, which provides excellent High Speed services to London St Pancras and London Victoria. The central location of this house makes it ideal for those with children as there are several schools which are accessible on foot. This property boasts great living accommodation including a large through lounge/diner, a modern fitted kitchen, downstairs cloakroom and hallway leading to the additional reception room that could be used as another large bedroom or office. Upstairs you will find three light and spacious welcoming bedrooms and a modern family bathroom. A mature and very private rear garden, together with the benefit of a garage situated in a nearby block, complete this home. Kimber Estates are offering this property on a Chain Free basis so please call to book your internal visit.

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Ground Floor

Entrance Porch

Double glazed entrance door, double glazed window to front, radiator, large storage cupboard, further door leading to:

Entrance Hall

Staircase to first floor, radiator, under stairs storage, access to kitchen.

Lounge/Diner

20' 10" x 11' 8" (6.35m x 3.56m) Double glazed windows to front and rear, two radiators, feature fireplace, access to kitchen.

Kitchen

11' 9" x 7' 10" (3.58m x 2.39m) Modern fitted kitchen with matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, double glazed window to rear, integral oven, four gas burner hob, storage cupboard, large pantry, access to internal hallway.

Inner Hallway

Radiator, door leading to garden, access to reception room.

Cloakroom

Low level WC, wash hand basin, radiator, storage cupboard.

Reception Room

13' 9" x 9' 4" (4.19m x 2.84m) Double glazed window to side, double glazed doors to rear, radiator.

First Floor

Landing

Radiator, loft hatch.

Bedroom One

13' 10" x 12' 7" (4.22m x 3.84m) Double glazed window to rear, radiator, integrated mirrored wardrobes.

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.51m) Double glazed window to rear, radiator, integrated wardrobes, cupboard housing gas combination boiler.

Bedroom Three

15' 11" x 8' 8" (4.85m x 2.64m) Two double glazed windows to front, radiator, integrated wardrobes, storage cupboard.

Bathroom

Modern fitted bathroom, panelled bath, low level WC, partially tiled walls, wash hand basin set in vanity unit, heated towel rail, double glazed frosted window to rear.

Outside

Rear Garden

Mainly laid to lawn, large pond, tiled patio area, fenced surround, access to front, mature trees and shrubs, shed, courtyard by the back gate to store wheelie bins.

Council Tax Band D

NB

At the time of selling, these are draft particulars awaiting approval from our seller.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	