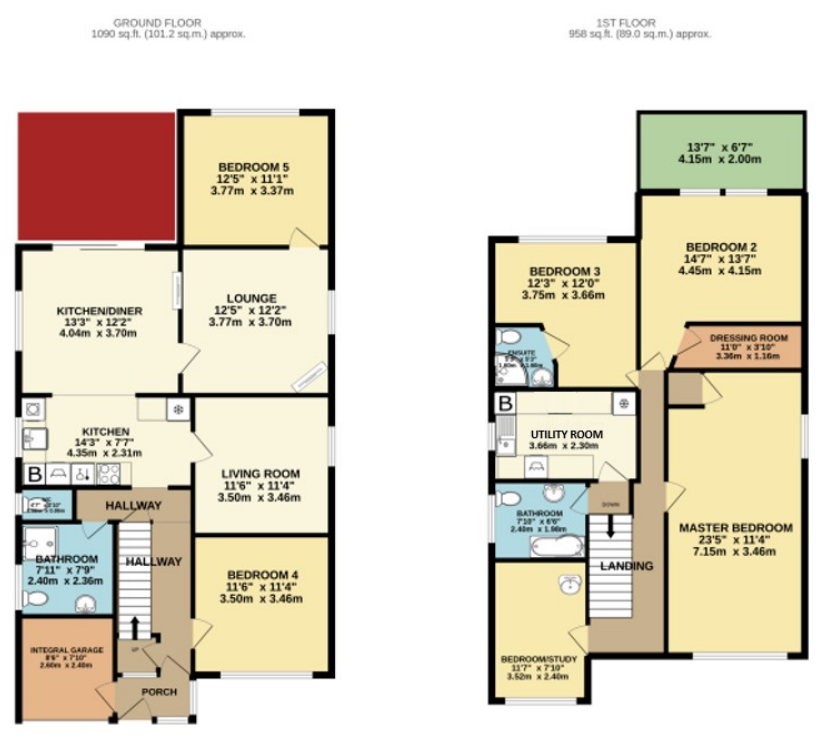




KE



DETACHED HOUSE  
 TOTAL FLOOR AREA: 2047 sq ft. (190.2 sq.m.) approx.  
 We do not attempt to verify the accuracy of the floorplan contained here. Measurements of doors, windows, stairs and any other items are approximate and not intended to be used for any other purpose than for general information only. The plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



25 HILLBROW AVENUE, HERNE BAY. CT6 7DY

£550,000  
 Freehold



## ABOUT THE PROPERTY

This ample residence is difficult to truly appreciate without going to look inside given the scale and layout. Having been altered over the years to suit the needs of the current owner, the house lends itself to buyers needing a home for different generations to all live under one roof and still have plenty of space. This particular property still has scope and potential and whilst it doesn't necessarily need re-configuring, it absolutely could be depending on the requirements of the next owner. Located in the lovely village of Herne with exceptional schools, stunning countryside walks nearby, there is also a regular bus service into neighbouring Whitstable town, The Cathedral City of Canterbury and Herne Bay town centre with it's beautiful sea front and promenade. Our seller clients have offered to vacate the house should that make life easier for the new owners thus making matters smoother and quicker. We would urge serious buyers to come and view this interesting dwelling.

## FEATURES

- Substantial Family Home
- Six Bedrooms!
- Lovely Rear Garden With A Sunny Aspect
- Ample Off Street Parking
- Chain Free Sale If Required

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	90	90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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 entrance door, double glazed windows to front and side.

### Reception Hall

Double glazed front entrance door, stair case to first floor, cupboard under stairs.

### Kitchen

14' 3" x 7' 7" (4.34m x 2.31m) Fitted kitchen comprising of matching wall and base cream shaker units with complimentary beech worktops over and tiled splash backs, ceramic butler sink, integrated stainless steel electric oven and four gas burner hob with extractor canopy over, space for washing machine, tumble dryer, dishwasher and fridge freezer, cupboard housed gas boiler, double glazed window to side, archway leading to:

### Breakfast/Dining Room

13' 3" x 12' 2" (4.04m x 3.71m) Double glazed window to side, radiator, sliding doors to rear leading to the garden.

### Lounge

12' 5" x 12' 2" (3.78m x 3.71m) Double glazed window to side, radiator, door to:

### Bedroom Five/Reception Room

12' 5" x 11' 1" (3.78m x 3.38m) Double glazed window to rear, radiator.

### Bedroom Four/Reception Room

11' 6" x 11' 4" (3.51m x 3.45m) Double glazed window to front, radiator.

### Bathroom/Shower Room

7' 11" x 7' 9" (2.41m x 2.36m) Double walk in shower, pedestal wash hand basin, low level WC, partially tiled walls, large fitted storage cupboard, radiator, double glazed frosted window to side.

### Living Room

11' 6" x 11' 4" (3.51m x 3.45m) Double glazed window to side, radiator.

### Cloakroom

Low level WC, wash hand basin, double glazed frosted window to side.

## First Floor

### First Floor Landing

Loft hatch.



## Bedroom One

23' 5" x 11' 4" (7.14m x 3.45m) Double glazed window to front enjoying far reaching views, two radiators, cupboard housing hot water tank.

## Office/Bedroom Six

11' 7" x 7' 10" (3.53m x 2.39m) Double glazed window to front, radiator, wash basin as this room is currently used as a hair salon.

## Bathroom

7' 10" x 6' 6" (2.39m x 1.98m) Panelled bath, low level WC, wash hand basin set in vanity unit, double glazed frosted window to side.

## Utility Room

12' 0" x 7' 7" (3.66m x 2.31m) Fitted units, stainless steel sink unit, washing machine and fridge/freezer, radiator, double glazed window to side.

## Bedroom Two

14' 7" x 13' 7" (4.45m x 4.14m) Double glazed window and door to rear, radiator, door to:

## Dressing Room

11' 0" x 3' 10" (3.35m x 1.17m)

## Bedroom Three

12' 3" x 12' 0" (3.73m x 3.66m) Double glazed window to rear, radiator, door to:

## En-Suite Shower Room

5' 3" x 5' 3" (1.60m x 1.60m) Corner shower, wash hand basin, low level WC.

## Outside

### Front Garden

Extensive driveway providing off road parking for several vehicles.

### Rear Garden and Patio

Impressive rear garden measuring approximately 100 enjoying a sunny aspect with formal lawn, established trees and shrubs with decking area, garden shed.

## Council Tax Band E

## NB

These are draft particulars awaiting approval from our sellers.

