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20 KINGS ROAD, HERNE BAY, KENT. CT6 5DA

**£375,000**  
**Freehold**



## ABOUT THE PROPERTY

Kimber Estates are delighted to offer this large three/four bedroom mid terrace house which is situated in a convenient central location within easy reach of the main line station, sea front, Herne Bay town centre shops and other local amenities. The property has been recently updated throughout and comprises; porch, entrance hall, living room, separate dining room, modern kitchen-breakfast room, utility room and WC on the ground floor with four good size bedrooms and family bathroom on the first floor. Bedroom four is off bedroom three which has potential to knock through to make a huge master bedroom with en-suite. Outside you have an attractive, low maintenance sunny rear garden, with the property also benefitting from having a drive way for two cars which is rare being this close to the town.

## FEATURES

- **Four Bedroom Period Home**
- **Two Receptions And Large Kitchen-Diner**
- **Driveway with Space for Two Vehicles**
- **Close Proximity to Schools, Bus Routes and Local Shops**

## GROUND FLOOR

### Porch

Double glazed entrance door to front, double glazed window to sides.

### Entrance Hallway

Radiator, under stair storage cupboard, staircase to first floor.

### Lounge

11' 9" x 15' 4" (3.58m x 4.67m)

Double glazed bay window to front, radiator, log burner.

### Dining Room

10' 9" x 9' 9" (3.28m x 2.97m)

Double glazed window to rear, radiator.

### Breakfast Room

14' 8" x 9' 1" (4.47m x 2.77m)

Double glazed window to side, vertical radiator.

### Kitchen

9' 4" x 9' 1" (2.84m x 2.77m)

Modern fitted shaker kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, ceramic sink unit, integrated eye level oven and grill, integrated fridge freezer, integrated dishwasher, four burner induction hob with extractor fan over, double glazed window to side, double glazed door to side.

### Utility Room

6' 1" x 4' 10" (1.85m x 1.47m)

Fitted wall and base units, space and plumbing for washing machine, boiler, two double glazed window to rear.

### Cloakroom

4' 9" x 2' 8" (1.45m x 0.81m)

Low level WC, double glazed frosted window to rear.

## FIRST FLOOR

### Landing

Access to loft via hatch.

### Bedroom One

13' 11" x 11' 10" (4.24m x 3.61m)

Three double glazed windows to front, radiator.

### Bedroom Two

10' 9" x 9' 10" (3.28m x 3.00m)

Double glazed windows to rear, radiator.

### Bathroom

10' 2" x 4' 7" (3.10m x 1.40m)

Two double glazed windows to side, low level WC, pedestal wash hand basin, paneled bath unit with shower over, shower stall.

### Bedroom Three

9' 6" x 9' 1" (2.90m x 2.77m)

Double glazed window to side, radiator.

### Bedroom Four

9' 2" x 8' 8" (2.79m x 2.64m)

Double glazed window to rear, radiator.

## OUTSIDE

### Rear Garden

Low maintenance, paved garden, walled parameters, timber shed, access to front via external path.

### Front Garden

Driveway for two cars.

## COUNCIL TAX BAND C

### NB

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

