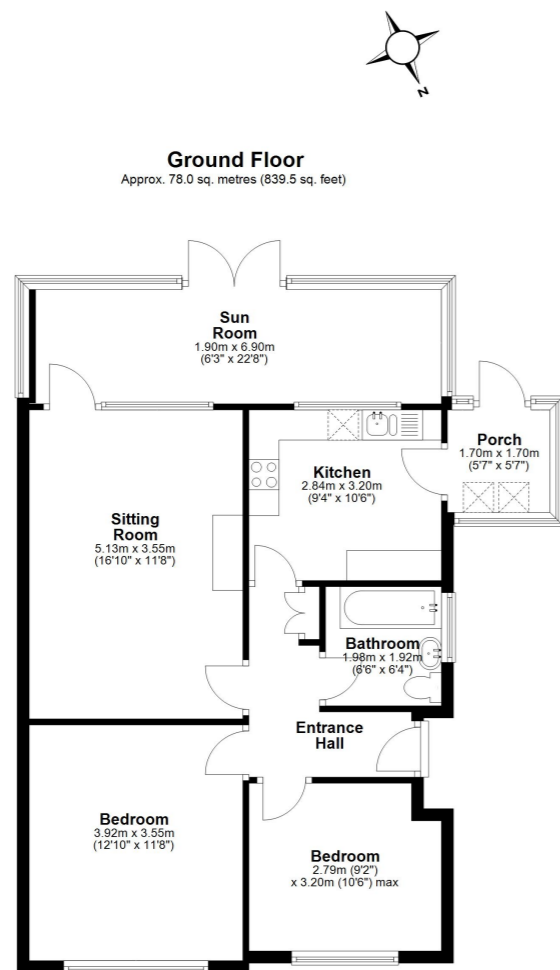




Kimber Estates



Ground Floor
Approx. 78.0 sq. metres (839.5 sq. feet)

Total area: approx. 78.0 sq. metres (839.5 sq. feet)



19 Upper Free Down, Herne Bay, Kent, CT6 7DG

£395,000 Freehold

Kimber Estates would urge serious buyers to take a moment and view the short video tour for this lovely bungalow to fully appreciate the size of the plot the property stands on. There are many options to extend (subject to relevant planning permissions etc) and a new owner could create a huge bungalow with a wrap around build or even a chalet property should you wish to investigate going into the roof. There is access to rear of the property via the garage that stands in Sondes close, which is the close directly behind Upper Freedown and we believe there could be potential to divide the plot and look to gain planning permission for a new build. This bungalow has been owned by one family for many years who simply enjoyed the garden and loved and tendered it. The village of Herne is a popular location steeped in history with a working windmill and many stories of smugglers. The village has a super pub, 'The Smugglers' which has a reputation for super food, a sought-after schools and beautiful countryside walks with a regular bus service into The Cathedral City of Canterbury, coastal Herne Bay town and neighbouring Whitstable, known for the oysters and working harbour.

Chain Free Sale!



Ground Floor

Entrance Hall

Front entrance door, storage cupboard, radiator.

Lounge

16' 10" x 11' 8" (5.13m x 3.56m) Window and door to rear leading to Sun Room, radiator.

Sun Room

6' 3" x 22' 8" (1.91m x 6.91m) Double glazed surround, double doors to rear leading to the garden.

Kitchen

9' 4" x 10' 6" (2.84m x 3.20m) Matching wall and base units with work surfaces over, tiled splash backs, stainless steel sink and drainer unit, electric hob and oven, space for washing machine, space for under counter fridge, wall mounted boiler, window to rear, door to side leading to:

Porch

5' 7" x 5' 7" (1.70m x 1.70m) Windows to side and rear, door to rear leading to the garden.

Bedroom One

12' 10" x 11' 8" (3.91m x 3.56m) Double glazed window to front, radiator.

Bedroom Two

9' 2" x 10' 6" (2.79m x 3.20m) Double glazed window to front, radiator.

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m) Panelled bath, pedestal wash hand basin, low level WC, tiled walls, window to side.

Outside

Rear Garden

Extensive rear garden mainly laid to lawn, mature trees and shrubs, paved patio area, greenhouse, shed, side access, access to garage.

Front Garden

Open plan frontage, mainly laid to lawn.

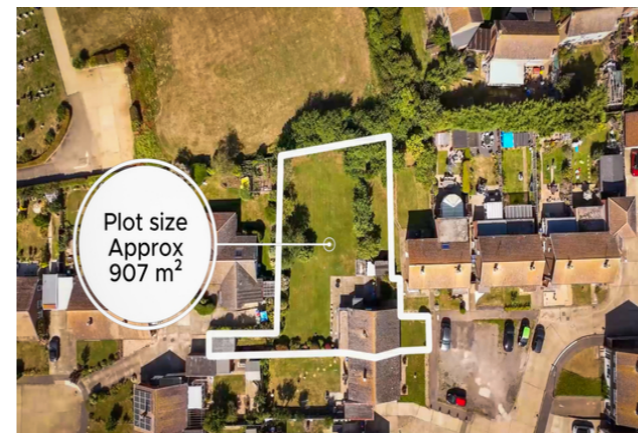
Garage

Access via Sondes Close, doors to front and rear.

Council Tax Band C

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		88
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	