

Total area: approx. 142.8 sq. metres (1536.9 sq. feet)
44 Fernlea Avenue, Herne Bay

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**44 FERNLEA AVENUE, HERNE BAY, KENT.
 CT6 8UQ**

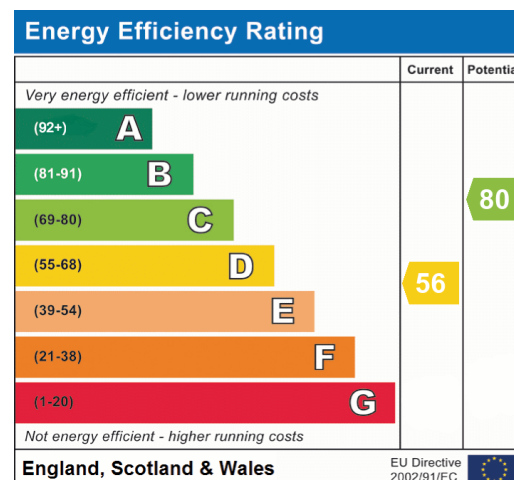
**£575,000
 Freehold**

ABOUT THE PROPERTY

With an abundance of charm and character this imposing four bedroom detached home must be viewed. The current owners have lovingly extended this property and once inside you will find many features such as oak flooring, fireplaces and feature windows. You are welcomed by a spacious entrance hall which leads you to the lounge, impressive dining room, convenient shower room, kitchen/breakfast room, cloakroom and practical utility cupboard. Upstairs, discover the four bedrooms, family bathroom and separate storage room offering ample space for belongings. Outside, the property enjoys a good size rear garden with a large raised decked patio area, ideal for entertaining. Ample off road parking is provided at the front via two driveways either side of the property. The garage has been thoughtfully converted to offer both storage space and a functional office/study area. Located in the sought-after area of Herne Bay, this property is a stone's throw away from shops, the seafront, and the mainline train station is just at the end of the road. To truly appreciate the charm, character, and versatility of this remarkable family home, an internal viewing is a must.

FEATURES

- Popular Location Close To Town & Station
- Maintained & Presented To High Standard
- Imposing Extended 4 Bedroom Detached Family Home
- Downstairs Shower Room and Upstairs Bathroom



Ground Floor

Entrance Porch

Front entrance door, further door to:

Entrance Hall

Stair case to first floor, under stairs cupboard, radiator.

Kitchen/Breakfast Room

9' 11" x 17' 7" (3.02m x 5.36m) Matching wall and base units, tiled splash backs, one and a half bowl stainless steel sink and drainer unit, space for range style cooker, space for fridge freezer, tiled flooring, radiator, double glazed windows to side and rear, door to rear leading to utility porch.

Utility Porch

Double glazed window to rear and door to rear leading the garden, door to cloakroom.

Cloakroom

Low level WC, wash hand basin.

Dining Room

12' 11" x 11' 11" (3.94m x 3.63m) Double glazed bay windows to front, double glazed window to side, radiator.

Lounge

19' 11" x 12' 0" (6.07m x 3.66m) Two double glazed windows to front, double glazed doors to rear leading to the garden, wood burner, two radiators.

Shower Room

5' 5" x 7' 4" (1.65m x 2.24m) Walk in shower, wash hand basin set in vanity unit, low level WC, fully tiled walls, fully tiled flooring, double glazed frosted window to side.

First Floor

First Floor Landing

Double glazed window to front, storage cupboard, loft hatch.

Bedroom One

13' 1" x 11' 1" (3.99m x 3.38m) Double glazed windows to front, radiator.

Bathroom

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

Bedroom Two

12' 6" x 12' 0" (3.81m x 3.66m) Double glazed window to front and side, built in cupboard, radiator.

Bedroom Three

9' 3" x 11' 11" (2.82m x 3.63m) Double glazed window to side and rear, radiator.

Bedroom Four

9' 8" x 7' 1" (2.95m x 2.16m) Double glazed window to rear, radiator.

Storage Room

Double glazed window to front.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, mature trees and shrubs, summerhouse, raised decking area, side access.

Front Garden

Enclosed frontage, laid to lawn, driveway providing off road parking.

Storage Garage

8' 2" x 7' 1" (2.49m x 2.16m) Doors to front.

Home Office

8' 1" x 7' 1" (2.46m x 2.16m) Doors to rear leading to garden.

Garage

Council Tax Band E

NB

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

