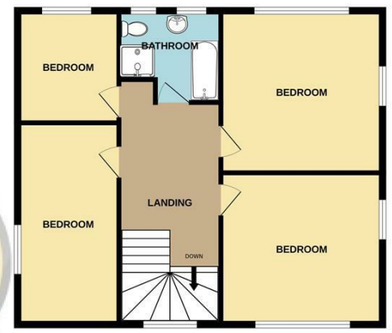
GROUND FLOOR

1ST FLOOR



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Property Details

TERSONS *the voice of experience*

£585,000

95 London Road , Deal CT14 9TP

- **IDEAL FAMILY HOME**
- **AN EXTENDED FOUR BEDROOM DETACHED HOUSE**
- **LARGE REAR GARDENS**
- **AMPLE OFF ROAD PARKING & INTGERAL GARAGE**
- **CHAIN FREE**
- **ENERGY RATING - D (60)**

To arrange a viewing please call 01304 246111

THIS WONDERFUL EXTENDED DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME AND MUST BE VIEWED. OFFERING FOUR BEDROOMS, VARIOUS RECEPTION ROOMS AMPLE OFF ROAD PARKING AND A LARGE LEVEL REAR GARDEN.

Further benefits include double glazing, gas central heating, integral garage, bathroom and shower room.

An early viewing is highly recommended on this chain free property.

This wonderful family home is ideally situated and just a short distance from the vibrant town centre and the train station. The town centre offers a good mix of local shops, restaurants and of course the popular seafront and pier area. From the train station you can catch the fast train to London St Pancras. There are several local golf courses, Royal Cinque Ports at Deal, (just a few minutes drive away), Princes and Royal St Georges (venue of the British Open) at nearby Sandwich

The accommodation comprises
(measurements are maximum, taken into bays and extremes):-

GROUND FLOOR

Double glazed door opening to entrance porch.

Entrance Porch
Glazed front door opening to entrance hall.

Entrance Hall
Spacious hallway, with under stairs cupboard and storage area. Tiled floor. Radiator. Stairs to first floor. Doors to kitchen/breakfast room, family room and dining room.

Family Room
13'5 x 12'9 (4.09m x 3.89m)
Double glazed bay window to front. Wood burner and surround. Radiator.

Dining Room
15'5 x 8'9 (4.70m x 2.67m)
Double glazed bay window to front and side. Radiator. Cupboard containing electric meter and consumer board. Cupboard with gas meter.

Kitchen/Breakfast Room
17'3 narrowing to 8'9 x 16'5 (5.26m narrowing to 2.67m x 5.00m)
Fitted with a modern range of worktop base and wall units. Integrated double oven and hob with extractor over. Integrated dishwasher and space for an American style fridge/freezer. Cupboard containing the boiler. Doors to lounge, conservatory and shower room. Radiator.

Lobby Area
Storage space and door to shower room.

Shower Room
7' x 4' (2.13m x 1.22m)
Large shower cubicle. Low level WC and wash basin. Frosted double glazed window to side.

Conservatory/utilty
15' x 8'7 (4.57m x 2.62m)
Double glazed windows to side and sliding double glazed door opening to rear garden.

Lounge
21' x 12'9 (6.40m x 3.89m)
Double glazed windows to rear and double glazed doors opening to rear garden. Radiator. Wood burner and surround. Door to study/playroom.

Study/Playroom
9'2 x 7'2 (2.79m x 2.18m)
Double glazed window to rear. Radiator. Door to store room.

Store Room
8' x 5'7 (2.44m x 1.70m)
Store area. Door to integral garage.

FIRST FLOOR

Landing
Double glazed window to front. Cupboard containing the water cylinder. Loft access with pull down ladder. The loft is boarded with plenty of storage space and a light. Doors to bedrooms and bathroom.

Bedroom 1
12'9 x 12'8 (3.89m x 3.86m)
Double glazed window to rear with garden views. Frosted double glazed to side. Radiator.

Bedroom 2
12'9 x 11'7 (3.89m x 3.53m)
Double glazed window to front. Frosted double glazed window to side. Radiator.

Bedroom 3
15'11 max x 8'9 (4.85m max x 2.67m)
Double glazed window to side. Radiator.

Bedroom 4
8'9 x 7'9 (2.67m x 2.36m)
Double glazed window to rear with garden views. Radiator.

Bathroom
8'2 x 7'3 (2.49m x 2.21m)
Panelled bath and separate shower cubicle. Low level WC and wash basin. Radiator. Frosted double glazed window to rear.

OUTSIDE

Front garden - A useful in and out driveway with off road parking for a number of cars. There are two electric car charging points. Gate to side access to rear garden.

Integral garage - 19'8 x 8'4 With electric roller door. Power and light. Door leading into the house.

Rear garden - Approximately 90 ft rear garden. Good size patio area. Lawn area with borders to sides with a large range of plants and shrubs. Summer house and two sheds. Tap.

Energy Rating - D (60)

Council Tax - Band F

Viewing
Strictly by arrangement with the agents, Tersons 01304 246111
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