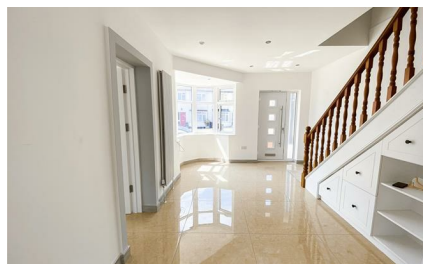




94 Grand Drive, Herne Bay, Kent, CT6 8LS



SUPERIOR FULLY REFURBISHED AND NEWLY EXTENDED 5 BEDROOM DETACHED FAMILY PROPERTY LOCATED ON THE WEST SIDE OF TOWN WITHIN WALKING DISTANCE OF HAMPTON SEA FRONT AND ON BUS ROUTE TO LOCAL SHOPS AND THE TOWN CENTRE ...GENEROUS LIFESTYLE ACCOMMODATION ...GAS CENTRAL HEATING ...DOUBLE GLAZING ...GOOD SIZE REAR GARDEN...RESIN FINISHED DRIVE WAYS ...NO FORWARD CHAIN ...



£659,000



Feature Entrance Porch

Imposing Light Entrance Hall

22'7 x 11'9 (6.88m x 3.58m)

Bay window. Upright radiator. Ample storage cupboards and shelving. Walk-in storage cupboard. New central heating boiler with 12 years guarantee. Hot water cylinder. Plumbed for washing machine. Extractor unit and light.

Front Study/ Reception Room

11'2 x 8'5 (3.40m x 2.57m)

Power points. Radiator.

Ground Floor Bathroom/WC

Marble top vanity wash hand basin. Medicine cabinet with mirror and shelving. Tiled walls. 'P' shaped panelled bath. Shower screen. Mixer taps. Independent shower unit. Shaver socket. Low level WC suite. Heated towel rail.

Lounge

25' x 12'6 (7.62m x 3.81m)

Front westerly aspect double glazed windows. 2x upright wall radiators. Television point. telephone point. Power points. Additional east facing double glazed window. Pair of double glazed doors to rear garden. Pair of glazed door to

Kitchen/Breakfast Room

19'5 x 20' (5.92m x 6.10m)

Range of wall cupboards and base units. Integrated wine rack in breakfast bar. Integrated microwave. Integrated electric oven and five burner gas hob. Resin sink unit with mixer tap. Power points. LED underlighting. Integrated fridge. Integrated freezer. Integrated dishwasher. 2 roof lights. Bi fold doors to rear garden. Pair of glazed doors into hall.

Master Front Bedroom

20' x 12'7 (6.10m x 3.84m)

Power points. radiator.

En-suite

Shower cubicle. low level w/c suite. Marble top vanity wash basin. Medicine cabinet. Shaver socket. Tiling to walls. Upright heated towel rail.

Landing

Radiator. Access to roof space. Power points.

Front Bedroom

17' (excluding bay) x 12'3 reducing to 8'3 (5.18m (excluding bay) x 3.73m reducing to 2.51m)

Radiator. Power points.

Front Bedroom

18'8 x 8'7 (5.69m x 2.62m)

Pair of double glazed doors to balcony. Distant sea views. Radiator. Power points.

Front Bedroom

12'2 x 10'3 (3.71m x 3.12m)

Radiator. Power points.

Back Bedroom

12'6 x 8'5 (3.81m x 2.57m)

Radiator. Power points.



Family Shower/WC

Large walk-in shower cubicle. Marble top vanity unit. Low level WC suite. Medicine cabinet. Shaver socket. Tiled walls and floor. Towel rail.

OUTSIDE

Rear Garden

Sunny aspect. Large stone patio and extended patio area. Lawned area. Raised flower beds. External power points. Side entrance gate. External lighting.

New Garage

14' x 9' (4.27m x 2.74m)

Electric up and over door. Power points. Light. Personal rear door.

Front Garden

Walled garden to front. Resin driveway. External light.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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