



40 Windsor Gardens, Herne Bay, CT6 8FE



WILBEE & SON ARE VERY PROUD TO RECEIVE INSTRUCTIONS TO MARKET FOR SALE THIS LOVELY FAMILY HOME TUCKED AWAY ON A MODERN ESTATE ON THE WEST SIDE OF TOWN CLOSE TO HAMPTON BAY .LARGER THAN IT FIRST APPEARS AND WELL WORTH A VIEWING ,OFFERING 4 BEDROOMS , 2 WITH EN-SUITES , GAS CENTRAL HEATING ,DOUBLE GLAZING , WELL APPOINTED KITCHEN /BREAKFAST ROOM , DINING ROOM , LOUNGE AND A NICE SUN LOUNGE .DETACHED GARAGE , ROOM FOR SEVERAL CARS .IDEAL FOR CHILDREN WITH THE PLAY PARK AT HAND .EXTRA COMMUNAL AREA FOR PICNICS ALSO AT HAND .BUS ROUTE TO SCHOOLS WITHIN CLOSE PROXIMITY ,EASY WALK TO THE SEA SIDE AND LOCAL CONVENIENCE STORE .

£595,000 Freehold



Entrance Hall

cupboards under stairs ,radiator, telephone point

Study (front)

6'6" depth excl deep window recess x 8'9" (2m depth excl deep window recess x 2.67m)
radiator, power points , telephone point , built in shelving with storage

Front Dining Room

8'3" x 11'8" wide (2.52m x 3.56m wide)
radiator , power points , half panelled walls

Cloakroom

7'7" deep x 2'9" (2.32m deep x 0.85m)
tiled floor, washbasin, radiator ,

Lounge

15'5" depth x 11'7" (4.70m depth x 3.53m)
pair of double glazed doors off hall approaching the lounge , feature fireplace with coal effect fire gas fire , tv point , power points ,radiator, double glazed doors to Sun Room

Kitchen/Breakfast Room

17'4" depth x 16'9" reducing to 8'11" (5.29m depth x 5.12m reducing to 2.73m)
L shaped designed room , ,nicely appointed with extensive worktops, base units, integrated double oven, recess for fridge and dishwasher , resin style one and half bowl sink unit with monotap , gas hob and extractor unit ,radiator , power points , tv point , double glazed windows to front , door to Utility Room

Utility Room

7'7" x 7'1" (2.32m x 2.18m)
sink unit , wall mounted boiler for central heating and hot water , plumbed for washing machine, recess for fridge, worktop and shelving , slimline built in store cupboard , door to rear garden

Sun Lounge

11'5" x 11'7" (3.49m x 3.55m)
large double glazed picture window overlooking rear garden , roof lantern with sun blinds , exposed feature brick wall with lights , radiator, power points , door to rear garden

First floor Landing

radiator, access to roof space ,airing cupboard with hot tank .

Front Bedroom

13'0" x 8'7" (3.98m x 2.64m)
radiator ,power points , tv point , inter -connecting en- suite bathroom /wc

En Suite Bathroom/wc

9'0" x 4'8" wide (2.75m x 1.44m wide)
panelled bath with mixer taps plus shower attachment , Aqualisa Independent shower unit over bath ,low level wc suite , tiling plus panelling to walls , pedestal washbasin ,radiator , shavers unit with light, door to hall

Front Bedroom

9'10" x 7'8" (3m x 2.35m)
radiator , power points



Back Bedroom

9'10" x 9'6" deep (3m x 2.9m deep)
built in range of wardrobes , radiator , power points ,

En -Suite Shower /wc

9'8" incl shower x 3'5" (2.97m incl shower x 1.06m)
shower cubicle in recess ,Mira shower unit , ,pedestal wash basin, heated towel rail , low level wc suite .

Secluded sunny rear garden

well established ,with trees and flower borders , lawned area , pond , shed , bbq area , 2 side gates

Front garden

well established, secluded with trees and plants , small pond , Drive way for several cars

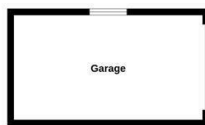
Detached Garage

21'2" depth x 11'6" (6.47m depth x 3.51m)
up and over door , side door and passage , light and power supply , drop down ladder to roof void with dormer window

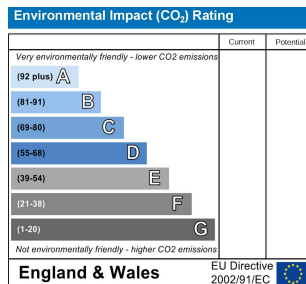
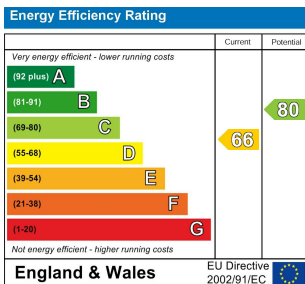


Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2023)



Note:

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

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