



11B Strangford Place, Herne Bay, CT6 7UJ



2005 DETACHED CHALET STYLE PROPERTY LOCATED ON THE FAR SOUTH SIDE OF HERNE BAY IN A CUL -DE -SAC ,OFFERING 4 BEDROOM VERSATILE ACCOMMODATION . VERY CONVENIENT FOR LOCAL SHOPS ON THE ESTATE .WITHIN WALKING DISTANCE OF THE BUS ROUTE TO THE TOWN ,HERNE VILLAGE AND CANTERBURY . FACING SOUTH .GAS CENTRAL HEATING , DOUBLE GLAZING ,SEPERATE DRIVE WAY TO A DETACHED GARAGE .PLEASE NOTE THAT THIS PROPERTY IS ONE OF 2 BUILT AT THE REAR OF STRANGFORD PLACE MAIN ROAD AND APPROACHED VIA A SHARED DRIVE WAY WITH THE NEIGHBOUR .

**£495,000 Freehold**



### **T shaped Entrance Hall**

Cupboard under stairs .

### **Front Bedroom /Reception Room**

10'8" wide x 9'10" (3.26m wide x 3m )

Radiator ,power points , built in wardrobe .

### **Front Bedroom/Reception Room**

10'2" x 9'10" (3.12m x 3m )

Radiator, power points

### **Modern Shower /wc**

6'2" x 5'8" wide (1.88m x 1.74m wide )

Low level wc suite , walk in shower cubicle , heated towel rail, vanity washbasin, tiled walls , tiled floor .

### **Kitchen (overlooking rear garden )**

9'10" x 14'0" (3m x 4.27m )

Range of fitted base units and wall cupboards ,ceramic one and a half bowl sink unit with mixer taps, recess and plumbed for washing machine, ,electric oven, gas hob, and extractor fan, power points ,tiling , Bosch integrated dishwasher , double glazed door to rear garden .

### **Lounge (over looking rear garden )**

14'5" wide x 14'9" approx (4.40m wide x 4.50m approx )

Tv point, power points ,radiator, built in storage cupboard housing gas central heating boiler , modern feature fireplace with built in electric fire .pair of double glazed french doors to rear garden .

### **Stairs and Landing**

Access to roof space, eaves storage on half landing ,access to roof space .

### **Front Bedroom**

13'1" wide approx x 10'3" (4m wide approx x 3.14m )

Eaves storage , radiator ,power points ,tv point Sloping ceilings will reduce the overall room sizes .

### **Back Bedroom**

13'1" wide approx x 10'3" approx (4m wide approx x 3.14m approx )

fitted wardrobes ,eaves cupboards, additional cupboards, tv point , power points ,radiator, sloping ceilings may affect the overall room sizes .

### **Bathroom/wc**

7'5" x 5'8" (2.27m x 1.75m )

wall tiling, tiled floor, pedestal washbasin , low level wc suite, panelled bath with shower screen and independent shower unit, radiator,

### **Detached Garage**

16'9" x 9'10" (5.13m x 3m )

Electric roller door ,personal door, pitched roof for storage ,power points

### **Rear Garden**

Lawned area with established flower borders , patio area , summerhouse, external lighting, , additional side entrance and gate , pea shingled drive to side garden with gates and side gate

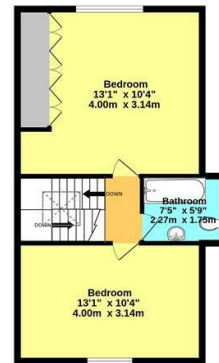
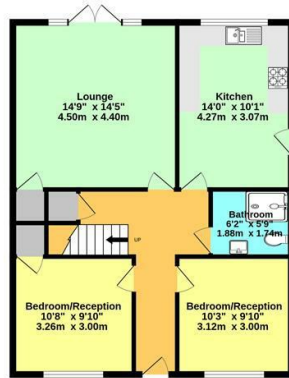
### **Front Garden**

Made up of a Pea shingled open drive way shared with the neighbour

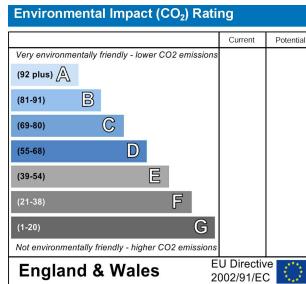
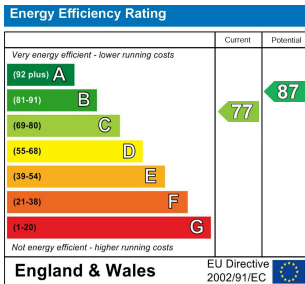


Ground Floor

1st Floor



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**Note:**

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

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