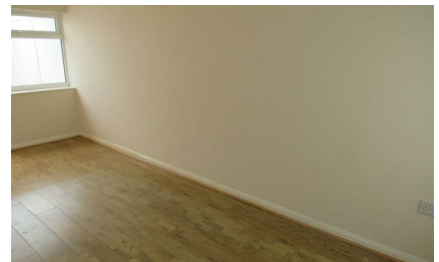




**44 Highfields Avenue, Herne Bay, CT6 6LR**



Vacant detached 2/3 bedroom spacious modern bungalow located in a cul-de-sac in a very popular village. The property would now benefit from updating. Large rear garden with useful outbuildings. Gas central heating & double glazing. Ample parking to front.



**Offers Over £400,000 Freehold**



### Enclosed Entrance Porch

#### Entrance Hall

Radiator. Power points. Access to roof space. Cupboard and consumer unit.

#### Front Bedoom

10'2" x 9'0" (3.12m x 2.75m)

Radiator. Power points.

#### Front Bedroom

11'10" x 11'0" (3.63m x 3.37m)

Extensive range of fitted wardrobes. Bedside units. Chest of drawers.

#### Lounge/Dining Room

25'10" x 12'5" reducing to 11'11" (7.88m x 3.79m reducing to 3.65m)

Slightly split level floor. Patio doors to rear garden/ 2X radiators. Power points. Modern wall heater (inset) Light tunnel. Serving hatch to kitchen. Door to

#### Garage Conversion

17'7" x 7'6" (5.36m x 2.31m)

Radiator. Power points. Door and window to

#### Sun Room

15'8" x 9'2" (4.78m x 2.80m)

Light construction. Power points. Pair of door to rear garden. Double glazed.

#### Shower Room/WC

Low level WC suite. Walk in shower cubicle adapted by design for disabled person (s) convenience. Radiator. Vanity wash hand basin. Shaver socket. Double glazed window. Tiled walls.

#### Kitchen

11'2" x 9'0" wide (3.42m x 2.76m wide)

Base units and wall cupboards. Gas hob. Stainless steel 1/2 bowl sink unit. Integrated electric oven, Power points. Radiator. Integrated dish washer. Double glazed window over looking garden. Door to side passage with access to the front and rear of the property.

### OUTSIDE

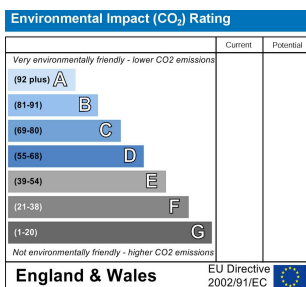
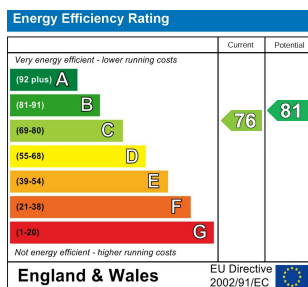
#### Rear Garden

approx 96' (approx 29.26m)

Large mature rear garden requires some attention. Pond and large shed/workshop. Shed . Greenhouse.

#### Front Garden

Flower beds. Paved drive for 2/3 cars.



### 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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