



62 School Lane, Herne Bay, CT6 7AR



New to the market with No Onward Purchase , Spacious semi-detached 3 bedroom family home standing on a generous plot ,located just off the historic village of Herne and on bus route to Herne Bay town centre and the City of Canterbury . Within walking distance of the doctors surgery and local amenities ,schools , community centre and Herne Church . This ideal family property boasts a large rear garden and plenty of off road parking .Gas central heating and double glazing ...

£399,995 Freehold



Enclosed Entrance Porch

Entrance Hall

Radiator, cupboard under stairs

Front Reception Room

14'4" x 12'1" (4.37m x 3.69m)

Fireplace with wood burner , power points , tv point

Kitchen

20'4" max x 9'10" max (6.2m max x 3m max)

Extensive range of base units and wall cupboards incorporating gas hob, with extractor unit , resin one and a half bowl sink unit with mono tap , additional filtered water tap, gas fan assisted double oven , breakfast bar, integrated dishwasher, wine rack with display wall cupboard adjoining , power points, Worcester gas wall mounted combi- boiler for the central heating system. south facing double glazed window ., opening to Sun Room , Dining room and Utility room. .

Dining Room (off Kitchen & Sun Room)

9'10" x 9'10" (3.02m x 3m)

Radiator, power points .

Sun Room (off kitchen)

11'0" x 8'1" (3.37m x 2.47m)

This room could be made part of the dining room if required as the roof structure in this room has scope for improvement . wall light , double glazed door to rear garden , power point . opening to Dining Room .

Utility Room /Wc (off Kitchen)

5'2" x 4'4" (1.60m x 1.33m)

plumbed for washing machine, power points , loft space access , door to wc , panelled walls, wash basin .

Stairs to Landing

Access to main roof space

Bathroom/wc

8'4" x 5'10" (2.56m x 1.80m)

P shaped bath , mixer tap, low level wc suite .pedestal washbasin, tiled walls , radiator .

Back Bedroom

10'0" x 9'10" (3.06m x 3m)

Radiator ,power points .

Front (Master) Bedroom

14'3" x 8'9" (4.36m x 2.68m)

Radiator, power points , ceiling fan

Front Bedroom

10'7" x 8'7" (3.25m x 2.62m)

Radiator, power points .

Rear Garden

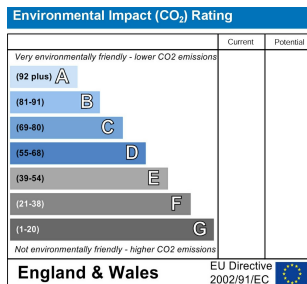
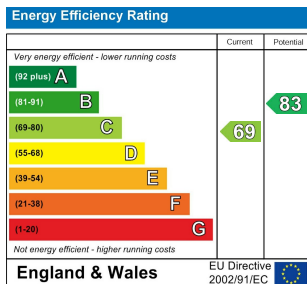
Deep rear garden mainly lawned with a Natural garden section to the rear with 2 protected historic Willow trees and one Silver Birch tree.. 2 sheds , decking area with Gazebo , garage/workshop space , additional patio .

Front Garden

Parking for vehicles with a very long drive way to the side leading to the rear garden .



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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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