



18 Longtail Rise, Herne Bay, Kent, CT6 5PZ



Approx 23 year old 6 bedroom detached family home standing on a prominent corner plot on a popular and select residential estate overlooking open green space. This well appointed family property has been upgraded internally to provide a more versatile modern habitat. Ideally located for Herne Bay High School and access to the Coastal road to central Herne Bay and other towns.. Gas central heating, Double glazing, Double detached garage. NO FORWARD CHAINVIEWING STRONGLY RECOMMENDED



Offers In Excess Of £650,000 Freehold



Entrance Hall

Side window, built in cupboard, radiator, power points, .

Cloakroom

Low level wc suite, heated towel rail, corner wash basin .

Study

9'0" into door recess, x 8'7" (2.75m into door recess, x 2.64m)

Front facing window, power points , WI Fi connection, BT fibre superfast facility.

Lounge (front)

15'2" into bay x 13'0" (4.64m into bay x 3.97m)

This room has the advantage of a pair of communicating doors to the Dining area off the Kitchen/Diner ideal for open plan entertaining . Real fire multi-fuel burner with class1 flue maintained yearly , tv point, surround sound 9 ceiling speaker system with sub base woofer , 2 radiators, power points .

Kitchen/Diner

29'6" max x 9'10" max (9m max x 3m max)

Range of base units ,wall cupboards ,integrated fridge, ceramic bowl sink unit mixer taps with spray attachment , AEG built in double oven , unit under lighting , stainless steel extractor hood , induction hob, windows overlooking rear garden , cupboard under stairs , power points , upright modern radiator with mirror inserts .pair of doors to Lounge and pair of double glazed folding doors to the Conservatory .

Conservatory

12'8" x 12'5" (3.88m x 3.80m)

Double glazed , air conditioned , glass roof with blinds , polished porcelain tiling , tv point , power points ,ceiling lighting, double glazed pair of doors to rear garden ,door off kitchen to

Utility Room

8'5" x 5'1" (2.57m x 1.57m)

Stainless steel sink unit , wall cupboards, integrated fridge/freezer, plumbed for washing machine , radiator, door to side entrance Boiler for central heating and hot water

Stairs to first floor landing

Airing cupboard , radiator, power points

Master Bedroom

13'3" x 11'9" (4.06m x 3.6m)

Double aspect room , built in wardrobes , tv point , power points, 2 radiator ,

En-suite Shower /wc

7'7" wide x 7'7" (2.32m wide x 2.32)

Shower cubicle, low level wc suite, tiling, pedestal washbasin , radiator ,

Bedroom

14'3" x 9'8" max depth (4.36m x 2.97m max depth)

Built in wardrobe, radiator, power points

Bedroom

10'8" excl x 9'8" max depth (3.26m excl x 2.97m max depth)

Radiator ,power points



Shower/wc

8'3" x 6'0" (2.52m x 1.84m)

Shower cubicle ,Panelled bath, low level wc suite, pedestal washbasin, half tiled walls, radiator ,

Front Bedroom (over looking green)

8'2" x 7'7" (2.49m x 2.33m)

Radiator, power points , recess for wardrobe, tv point,

Stairs to top floor

Landing

Additional velux window fitted to the front section of roof on stairs ,built in cupboard, trap door to roof space .

Bedroom

15'1" x 13'1" (4.60m x 4m)

Eaves storage , radiator, power points 2 velux windows.

Bedroom

Restricted size room with sloping ceiling, 2.28m measured from the door entrance to the sloping ceiling which includes a range of smoke mirror fronted wardrobes , power points, radiator .

Shower /wc

Shower cubicle , low level wc , pedestal washbasin, mirror fronted cabinet, shaver point , heated towel rail .

Rear Garden (enclosed corner plot)

Hot tub ,decking area incorporating BBQ preparation table ,lawned area

Summerhouse

air conditioned ,power and light ,

Double garage

power point, light , 1 electric door , E.V charging point , parking for 2 cars on drive way

Front Garden

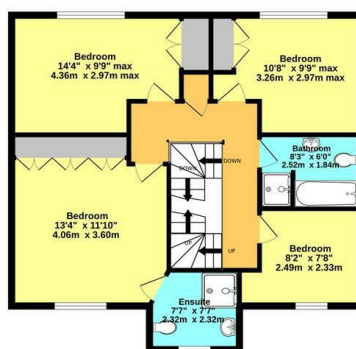
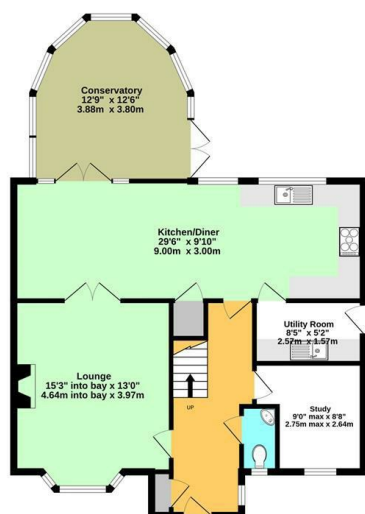
Open plan ,lawned ,corner plot .



Ground Floor

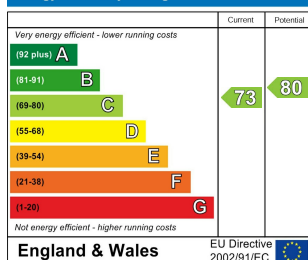
1st Floor

2nd Floor

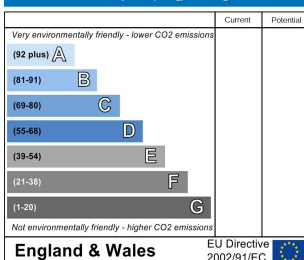


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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Note:

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

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