



**25 Arden Road, Herne Bay, CT6 7DT**  
**£475,000**



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Nestled in the tranquil surroundings of Broomfield, this stunning extended detached family home promises a lifestyle of contemporary elegance and comfort. Boasting a sleek and modern design, this property is a true testament to luxurious living.

Prepare to be captivated as you step inside this remarkable residence. The property immediately impresses with its striking rear extension, a masterpiece of design and craftsmanship. The bespoke kitchen seamlessly flows into a glorious family room, where sliding doors open to reveal a verdant garden beyond. Natural light pours in through skylights, illuminating the space with a warm and inviting glow.

Entertaining is a delight in this home, with additional features such as a utility area and a dedicated dining room providing ample space for hosting gatherings.

The garage has been thoughtfully converted into a cinema room, offering the perfect setting for movie nights or an additional bedroom.

Retreat to the upper floor, where the main bedroom awaits, offering tranquil views of the rear garden and the luxury of a private shower room. Two further bedrooms provide comfortable accommodation for family members or guests, while a modern family bathroom offers convenience and style.

Step outside and discover a well-stocked rear garden, complete with a spacious lawn and a patio area perfect for al fresco dining and family gatherings. Whether enjoying a leisurely afternoon in the sunshine or hosting a barbecue with friends, this outdoor oasis is sure to impress.

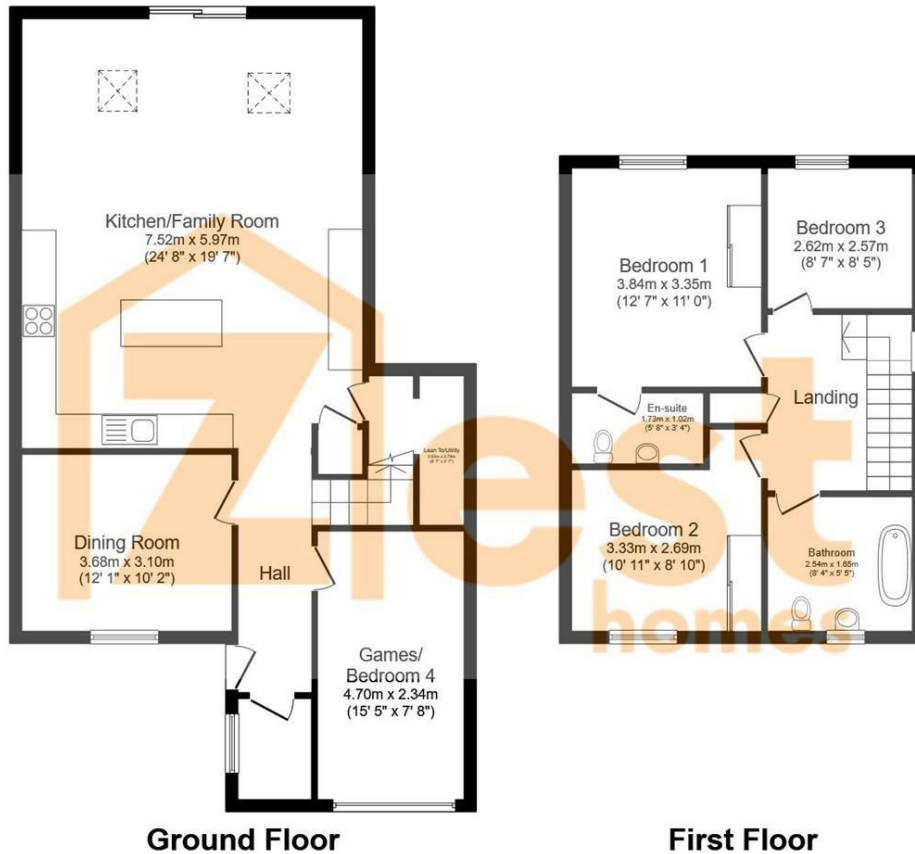
## Description

Situated on Aden Road, this property offers the perfect balance of tranquility and accessibility. With ample parking available at the front of the property, as well as easy access to local amenities and transport links, convenience is assured. With its sleek design, spacious interiors, and idyllic outdoor spaces, this property offers a lifestyle of comfort, convenience, and sophistication. Don't miss the opportunity to make this exquisite residence your own – schedule a viewing today and prepare to be enchanted.

## Situation

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliffs of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.



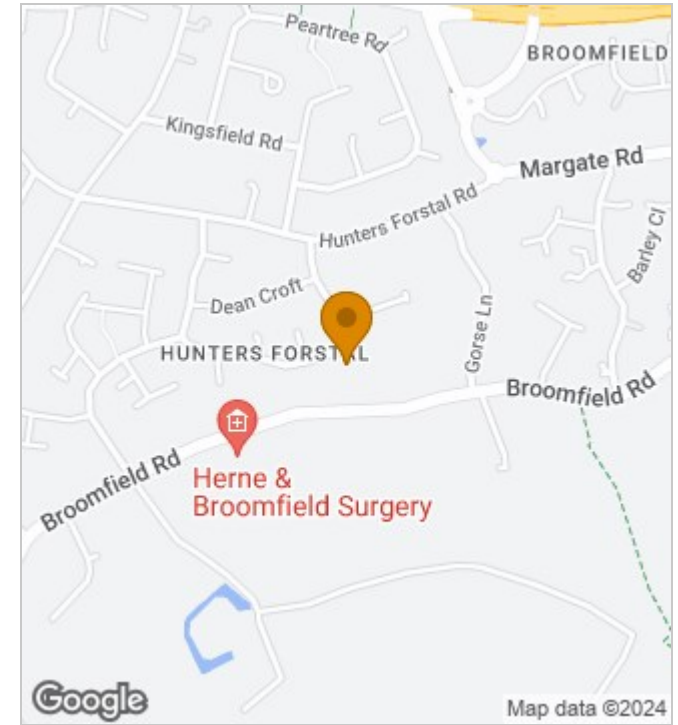


**Ground Floor**

**First Floor**

Total floor area 131.9 sq.m. (1,420 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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