

CHRISTOPHER HODGSON



Herne

£635,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Herne

54 Curtis Wood Park Road, Herne, Kent, CT6 7TZ

An exceptionally spacious family home, enjoying a peaceful setting at the end of a quiet cul-de-sac in this highly desirable development, within the popular village of Herne. The property is moments away from Curtis Wood Park and within close proximity to shops and amenities, bus routes and Herne C of E Junior School. The seaside town of Herne Bay is less than 2 miles distant, with its bustling town centre, popular seafront and mainline station (1.9 miles distant).

This smartly presented accommodation is arranged on the ground floor to provide an entrance hall with feature wine store, an L-shaped sitting room open-plan to a dining

room, a stylish modern kitchen/breakfast room, a garden room with wood burning stove, a utility room and a cloakroom. The first floor comprises four bedrooms and two smartly fitted bathrooms, one of which is en-suite to the principal bedroom.

The secluded 78ft (24m) South West facing rear garden enjoys a woodland backdrop and a gate provides direct access into Curtis Wood. The property benefits from a large integral double garage and generous driveway, providing off road parking for a number of vehicles.



LOCATION

Herne is a desirable village located approximately 1.9 miles from the popular seaside town of Herne Bay and is well served by bus routes, a post office/local store, dental surgery, C of E primary school, village hall, 14th Century St Martins Church and two public houses, including The butchers Arms, which is reputedly the smallest Free House in England. The A299 is easily accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

Herne Bay is well served by shops, schools, bus routes and other amenities, as well as the bustling town centre and highly regarded seafront which boasts a marina as well as popular watersport facilities. There is also a mainline railway station providing fast and frequent links to London (Victoria) approximately 93 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The Cathedral City of Canterbury (approximately 7 miles distant) offers theatres, cultural and leisure amenities, as

well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 31'7" x 24'1" (9.63m x 7.34m)
- Kitchen/Breakfast Room 17'6" x 11'0" (5.33m x 3.35m)
- Garden Room 12'11" x 9'2" (3.94m x 2.79m)
- Utility Room 8'6" x 7'11" (2.59m x 2.41m)
- Cloakroom

FIRST FLOOR



- Bedroom 1 15'5" x 11'4" (4.70m x 3.45m)
- En-Suite Shower Room 9'6" x 6'4" (2.90m x 1.93m)
- Bedroom 2 19'11" x 11'2" (6.07m x 3.40m)
- Bedroom 3 12'6" x 10'0" (3.81m x 3.05m)
- Bedroom 4 12'6" x 8'9" (3.81m x 2.67m)
- Bathroom 8'5" x 8'2" (2.57m x 2.49m)

OUTSIDE

- Double Garage 17'8" x 16'7" (5.41m x 5.08m)
- Garden 76' x 31' (23.16m x 9.45m)

Ground Floor

Approx. 131.1 sq. metres (1410.8 sq. feet)



First Floor

Approx. 78.9 sq. metres (849.0 sq. feet)



Total area: approx. 209.9 sq. metres (2259.8 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2024/2025 is £3,118.00

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C	70	82
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Black)	G		

England & Wales
EPC Director
2023/01/01

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