



44 Herschell Road West
Walmer, Deal, CT14 7SX
£469,000

colebrooksturrock.com





44 Herschell Road West

Walmer, Deal

A beautifully presented and updated three bedroom end of terrace house offering spacious accommodation, off street parking and a good size private garden.

Situation

Herschell Road West is tucked away in a popular and much sought after residential area, conveniently located within the heart of Walmer. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two mile cycle route and footpath all the way to the bustling town of Deal. This popular coastal destination has much to offer and has won many awards for its charming seafront, coupled with eclectic high street, where you will find several restaurants and cafes, together with a selection of lovely independent and vintage shops. Local sporting facilities include championship golf courses, sailing clubs and the renowned Walmer tennis and croquet club just a stroll away. Walmer train station provides a regular service along the coast and links to the Javelin high speed service to London St Pancras.

The Property

This exquisitely presented three-bedroom property at no.44 offers a unique blend of comfort and convenience. Situated in a sought-after location, this well-maintained home features spacious and versatile living accommodation with a welcoming entrance hall as you step through the door leading through to a light a spacious dining area with dual aspect windows. A door leads to a separate sitting room with lovely bay window located to front and central cosy fireplace, as well as intricate features such as ceiling roses, coving and high ceilings to add to it's character. The quality shaker kitchen is located to the rear with units either side including an array of integrated appliances, ample storage and worktop space with double doors leading to the conservatory, enjoying views of the garden. Stairs lead to a landing space comprising three bedrooms;

two spacious doubles and one single. A modern family bathroom services two of the bedrooms with the master having it's own newly fitted, fully tiled en-suite shower room.

Outside

The property offers off-street parking for convenient access and features a high timber gate providing entry to the garden. The property boasts a generously sized private rear garden which is considered low maintenance laid to a large expanse of decking and bark chippings with a selection of shrub borders and a pretty summerhouse complete with electricity and light.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
649 sq.ft. (60.3 sq.m.) approx.

1st floor
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

13' 2" x 3' 0" (4.01m x 0.91m)

Dining Room

15' 2" x 12' 4" (4.62m x 3.76m)

Sitting Room

12' 4" x 11' 9" (3.76m x 3.58m)

Kitchen

15' 6" x 8' 6" (4.72m x 2.59m)

Conservatory

9' 0" x 7' 0" (2.74m x 2.13m)

First Floor Landing

Bedroom Three

8' 6" x 8' 6" (2.59m x 2.59m)

Bedroom Two

12' 4" x 9' 10" (3.76m x 2.99m)

Master Bedroom

12' 5" x 12' 1" (3.78m x 3.68m)

Ensuite

12' 1" x 2' 5" (3.68m x 0.74m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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