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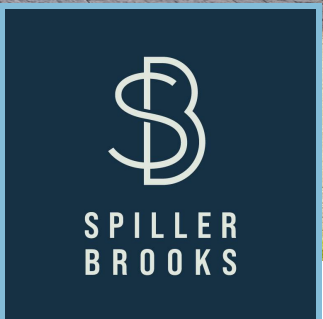
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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	(92 plus) A
Very energy efficient - lower CO2 emissions	(81-91) B
Energy efficient - lower CO2 emissions	(69-80) C
Energy efficient - lower CO2 emissions	(55-68) D
Energy efficient - lower CO2 emissions	(39-54) E
Energy efficient - lower CO2 emissions	(21-38) F
Energy efficient - lower CO2 emissions	(1-20) G
Not energy efficient - higher CO2 emissions	

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16 Valkyrie Avenue
Whitstable, CT5 4DL



Working for you and with you

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Situated within a stroll of Seasalter beach (0.3 miles) and vibrant Whitstable town (0.9 miles), this immaculate bungalow provides well-proportioned accommodation and is ready to move straight in.

A very useful enclosed porch and spacious entrance hall are a welcoming introduction to this smart and superbly maintained home comprising lounge/diner with access to the rear garden, Shaker style kitchen, two double bedrooms and a modern white bathroom.

The attractive garden has been thoughtfully landscaped and provides a tranquil setting to sit and relax or enjoy the company of family and friends. For those among you who wish to cultivate 'The Good Life', there is a greenhouse and scope to create a dedicated kitchen garden.

A neatly block paved driveway and garage which benefits from a canopy up and over door at both ends provide ample off road parking together with easy access to the rear garden.

This is a fabulous opportunity to acquire a home situated on the periphery of Whitstable, a thriving and charming coastal town.

£450,000



Porch

Upvc double glazed porch. Light. Tiled floor. Upvc double glazed door to entrance hall.

Entrance Hall

9'2 max x 8'3 max (2.79m max x 2.51m max)
Radiator. Access via loft ladder to loft with light. Cloaks cupboard with hanging rail and storage above. Single power point. Coved ceiling. Tiled floor.

Lounge/Diner

14'5 x 12'6 (4.39m x 3.81m)
Two Upvc double glazed obscure windows to the side and Upvc double glazed patio doors to the rear garden. Radiator. TV point. Telephone point. Coved ceiling. Laminate flooring.

Kitchen

11'2 x 10'11 (3.40m x 3.33m)
Matching range of wall, base and drawer units. Concealed under unit lighting. Worktop with inset stainless steel sink unit and mixer tap. Built-in electric oven and grill with induction hob above, stainless steel splashback and stainless steel extractor hood. Space and plumbing for washing machine. Integrated fridge/freezer. Wall mounted Worcester combination gas boiler. Remote thermostat and central heating control. Radiator. Coved ceiling. Partially tiled walls. Tiled floor.

Upvc triple glazed window overlooking the rear garden and Upvc double glazed door to the side garden.

Bedroom 1

17'1 x 10'10 (5.21m x 3.30m)
Upvc triple glazed window to the front and Upvc triple glazed high level obscure window to the side. Two radiators. Telephone point. TV point. Coved ceiling. Laminate flooring.

Bedroom 2

10'11 x 10' (3.33m x 3.05m)
Upvc triple glazed window to the front. Radiator. Coved ceiling. Laminate flooring.

Bathroom

9'2 x 6' (2.79m x 1.83m)
Suite comprising 'P' shaped bath with mixer tap, hand held shower attachment and screen to side, pedestal wash hand basin and close coupled WC. Radiator. Coved ceiling. Partially tiled walls. Tiled floor.

Two Upvc double glazed obscure windows to the side.

Garage

17'11 x 7'10 (5.46m x 2.39m)
Canopy up and over doors to front and back allowing vehicle access. Light. Gas and electricity meters.

Rear Garden

Neatly landscaped, predominantly laid to lawn with established trees, shrubs and flowers beds to the perimeter. Timber shed. Greenhouse. External tap. Gated pedestrian access to the front.

Side Garden

21'5 x 9'5 (6.53m x 2.87m)
Low maintenance laid to shingle. Canopy up and over door to the back of the garage.

Front Garden

Lawn area, extensive block paved driveway providing off road parking and path to pedestrian gate to the rear garden. Partially enclosed with an ornamental wall.

Tenure

This property is Freehold.

Council Tax Band

Band D : £2,196.77

We would suggest that interested parties make their own enquiries

Location & Amenities

The quaint coastal fishing town of Whitstable, approximately a mile away, offers an array of well known restaurants, interesting boutiques and artisan shops with local shopping facilities available at Joy Lane Post Office and general store (0.4 miles). The popular Rose in Bloom restaurant and public house can be reached on foot (322 metres). Whitstable mainline railway station (1.4 miles) provides frequent services to London, approximately 1.5 hours, with the A299 easily accessible leading to major road networks (A2/M2).

