

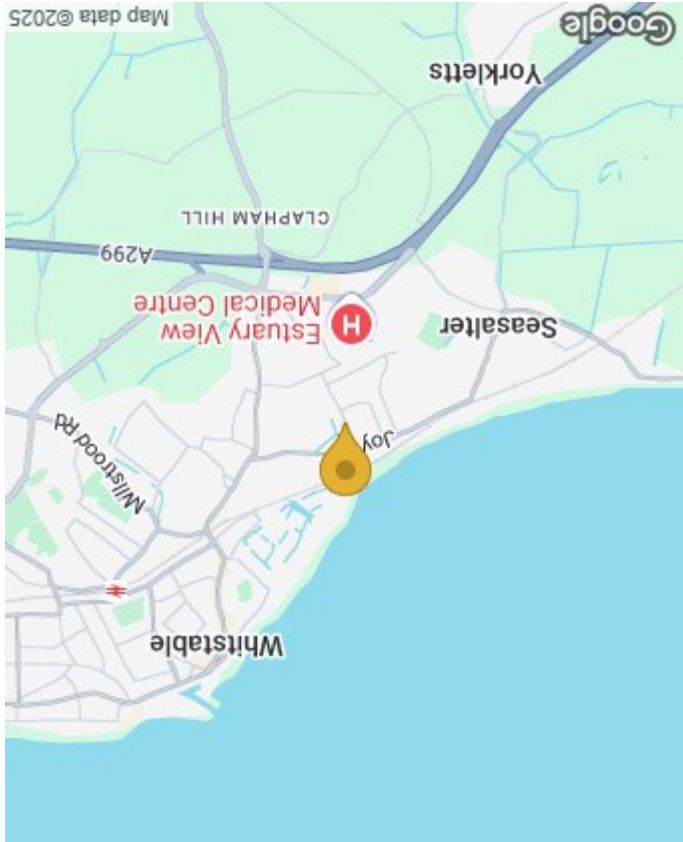


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| England & Wales                                                 |            |           |
|-----------------------------------------------------------------|------------|-----------|
| EU Directive                                                    | 2002/91/EC |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |            |           |
| (1-20)                                                          | G          |           |
| (21-30)                                                         | F          |           |
| (31-40)                                                         | E          |           |
| (41-50)                                                         | D          |           |
| (51-60)                                                         | C          |           |
| (61-70)                                                         | B          |           |
| (71-80)                                                         | A          |           |
| (81-90)                                                         |            |           |
| (91-100)                                                        |            |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |            |           |
| Current                                                         |            | Potential |

| England & Wales                             |            |           |
|---------------------------------------------|------------|-----------|
| EU Directive                                | 2002/91/EC |           |
| Not energy efficient - higher running costs |            |           |
| (1-20)                                      | G          |           |
| (21-30)                                     | F          |           |
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| (71-80)                                     | A          |           |
| (81-90)                                     |            |           |
| (91-100)                                    |            |           |
| Very energy efficient - lower running costs |            |           |
| Current                                     | 69         | Potential |



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 122.1 SQ M / 1314 SQ FT  
EXTERNAL GARAGE AREA 20.6 SQ M / 222 SQ FT  
TOTAL COMBINED FLOOR AREA 142.7 SQ M / 1536 SQ FT  
All measurements and fixtures including doors and windows are approximate and should be independently verified.



19 Valkyrie Avenue  
Whitstable, CT5 4DL



Working for you and with you

19 Valkyrie Avenue  
Whitstable, CT5 4DL

Located in charming and thriving Whitstable, a picturesque seaside town, this bungalow is situated within walking distance of the pebble beach (0.3 miles) and scenic coastal walks.

Offering spacious and versatile accommodation, there is plenty of potential to remodel or extend, allowing you to tailor the space to suit your lifestyle and living requirements if required, and subject to appropriate planning consents.

The accommodation comprises a good-sized entrance hall, 4 bedrooms, the fourth bedroom is currently used as a home office, kitchen leading to a practical utility room, bathroom and separate shower room and two cloakrooms.

A well-maintained rear garden benefits from a variety of established planting including a mature wisteria creating a canopy over the pergola providing dappled shade and a wonderful focal point. If you wish to 'grow your own' there is a greenhouse, fruit cage and ample space to create a kitchen garden.

An extensive block paved driveway enclosed with double gates provides ample parking.

Whitstable high street, approximately a mile away, offers an array of well-known restaurants, interesting boutiques and artisan shops.

This home offers a super opportunity to immerse yourself in a wonderful coastal lifestyle.

**£545,000**

**Enclosed Porch**  
Upvc double glazed construction. Lights. Tiled floor. Painted timber door to Entrance Hall

**Entrance Hall**  
Upvc double glazed obscure window to the side. Radiator. Cloaks cupboard. Thermostat control for central heating. Double power point. Loft access via a pull down fitted ladder, light. Laminate flooring.

**Bedroom 1**  
14'8 x 11'7 (4.47m x 3.53m )  
Upvc double glazed windows to the front and side. Radiator.

**Bedroom 2**  
11'5 x 10'1 (3.48m x 3.07m)  
Upvc double glazed window to the front. Radiator.

**Bedroom 3**  
11'4 x 7'1 (3.45m x 2.16m)  
Upvc double glazed window to the side. Radiator.

**Cloakroom**  
Upvc double glazed obscure window to the side. Close coupled WC. Tiled floor.

**Bathroom**  
7'6 x 5'2 (2.29m x 1.57m)  
Upvc double glazed obscure window to the side. Suite comprising enamel bath with mixer tap and hand held shower attachment and vanity unit with inset wash hand basin, mixer tap and cupboards below. Radiator. Shaver socket. Partially tiled walls and tiled floor.

**Inner Hallway**  
Double power point. Laminate flooring. Doors to Bedroom 4/Study and Dining Room.

**Bedroom 4/Study**  
9'3 x 6'5 (2.82m x 1.96m)  
Velux window. Radiator. Telephone point.

**Kitchen/Utility Room**  
25'7 x 8'9 narrowing to 4'11 (7.80m x 2.67m narrowing to 1.50m)  
Kitchen: Upvc double glazed window to the side. Matching range of wall, base and drawer units. Pull out larder and spice rack. Laminate worktop with inset 1½ bowl ceramic sink. Canon gas cooker, hob and extractor above. Space and plumbing for dishwasher and space for fridge/freezer. Cupboard housing gas boiler. Wall mounted central heating controls. Partially tiled walls and tiled floor.

Utility Area: Upvc double glazed door to the Rear Garden. Sky light. Matching wall and base cupboards and full height utility cupboard. Laminate worktop with inset stainless steel sink unit and mixer tap. Space and plumbing for washing machine. Space for under counter fridge or freezer. Space for chest freezer. Partially tiled walls. Door to the lounge.

**Cloakroom**  
Upvc double glazed obscure window to the rear. Pedestal wash hand basin with tiled splashback and close coupled WC. Radiator. Tiled floor. Extractor fan.



**Shower Room**  
Fully tiled shower enclosure with thermostatic power shower. Chrome heated towel rail. Tiled floor. Extractor fan.

**Lounge**  
15'5 x 15'5 (4.70m x 4.70m)  
Upvc double glazed patio doors to the rear garden. Gas fire. Two radiators. Two wall light points. Television point.

**Dining Room**  
12'7 x 9'7 (3.84m x 2.92m)  
Velux window. Fireplace with open fire. Radiator. Two wall light points. Laminate flooring. Glazed doors to lounge with glazed side panels.

**Garage**  
Up and over door to the front and personal door to the side. Power and light.

**Rear Garden**  
Predominantly laid to lawn. External tap and lights. Decked seating area. Pergola with established Wisteria. Water feature. Array of mature planting and trees including 'Autumnalis' - cherry blossom tree and Silver Birch. Timber shed. Greenhouse and fruit cage. Block paved parking area. 5 bar gate to the front driveway.

**Front Garden**  
Extensive block paving providing ample off road parking. Low maintenance planted section. Enclosed with a low brick wall and wrought iron double gates.

**Useful Information**  
We understand from the vendor that this property benefits from fibre broadband.

**Tenure**  
This property is Freehold.

**Council Tax Band**  
Band D : £2,303.25 2025/26  
We suggest interested parties make their own enquiries.

**Location & Amenities**  
Local shopping facilities are available at Joy Lane Post Office and general store (0.4 miles) and the popular Rose in Bloom restaurant and public house can be reached on foot (0.2 miles) approximately 5 minutes.

Estuary View Medical Centre (1.3 miles) & Prospect Retail Park (1.1 Miles).

Well regarded Joy Lane Primary School (0.4 miles).

Whitstable Railway Station (1.4 miles) with services to London Victoria, London Bridge and London St Pancras.

The Cathedral City of Canterbury with more extensive shopping facilities (6.4 miles).

The A299 is easily accessible and provides a link to the A2/M2.