

KE



29 Burlington Drive, Herne Bay, Kent, CT6 6PG

£645,000

- Four Bedroom Detached House
- Chain Free
- Coastal Panoramic Views
- An Opportunity To Update Throughout
- Close Proximity To The Sea

29 Burlington Drive, Herne Bay CT6 6PG

Nestled on the tranquil Burlington Drive in Herne Bay, this impressive house offers a splendid opportunity for those seeking a spacious family home. The property boasts four well-proportioned bedrooms and two bathrooms, making it ideal for both family living and entertaining guests. As you enter, you are greeted by a generous reception hall and spacious lounge which would provide ample space for relaxation and social gatherings. The layout is thoughtfully designed ensuring that every corner of the home is utilised to its fullest potential. One of the standout features of this property is its remarkable parking capacity, accommodating several vehicles, which is a rare find in this area. Additionally, the presence of a double garage presents an excellent opportunity for further enhancement or storage. Situated on a quiet residential road, this home is just minutes away from the sea, offering stunning coastal panoramic views that can be enjoyed from various vantage points within the property. The location is perfect for those who appreciate the beauty of seaside living while still enjoying the peace and quiet of a residential neighbourhood. This chain-free property presents a fantastic opportunity for buyers looking to make their mark, with plenty of scope for improvement to tailor the home to their personal taste. Whether you are a growing family or simply seeking a spacious retreat, this house is a must-see.



Council Tax Band: G



GROUND FLOOR

Porch

Entrance Hall

Living Room

22'11 x 13'4

Study

10' x 12'8

Dining Room

12'11 x 9'

Kitchen/Breakfast Room

12'11 x 13'5

Sun Room

10'8 x 8'6

Cloakroom

Garage

16'9 x 22'9

Utility Area

5' x 6'6

Cellar

Access from entrance hall

FIRST FLOOR

Landing

Bedroom One

15'6 x 12'6

En-Suite

Bedroom Two

15'6 x 9'11

Bedroom Three

13' x 9'11

Bedroom Four

10'6 x 12'6

Bathroom

6'6 x 9'4

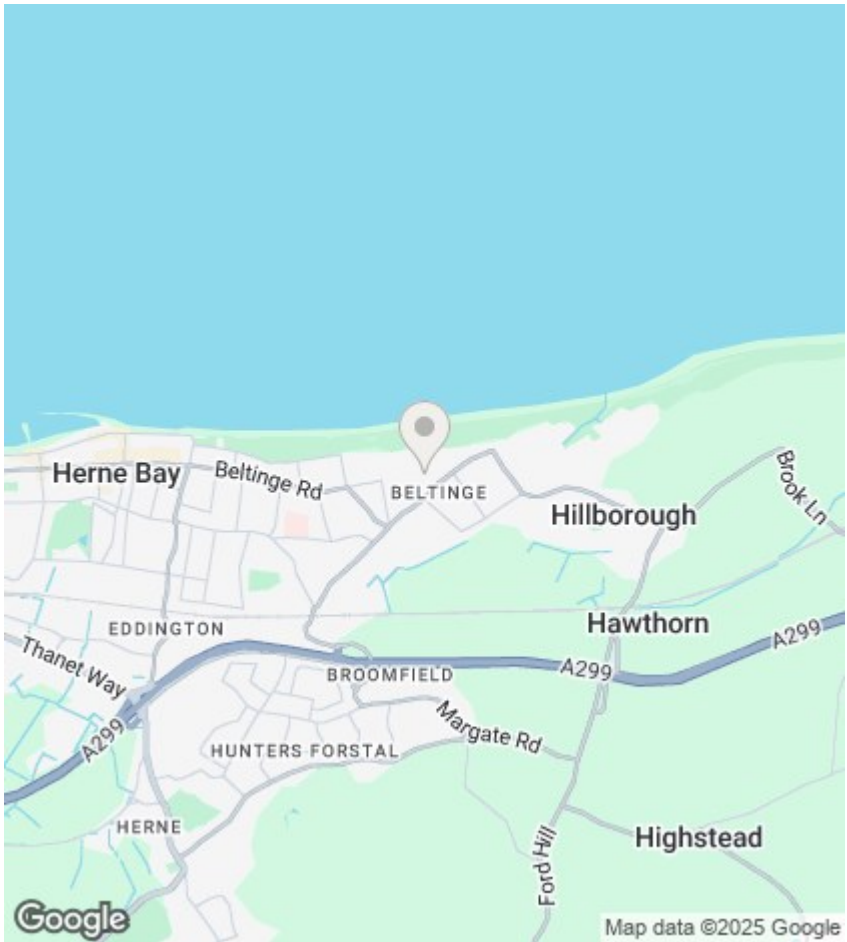
OUTSIDE

Driveway

Rear Garden

COUNCIL TAX BAND G

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



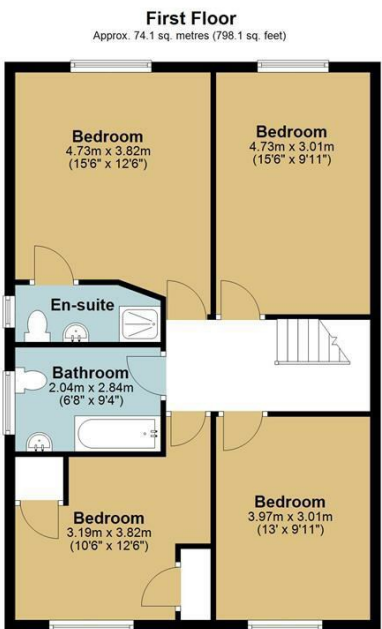
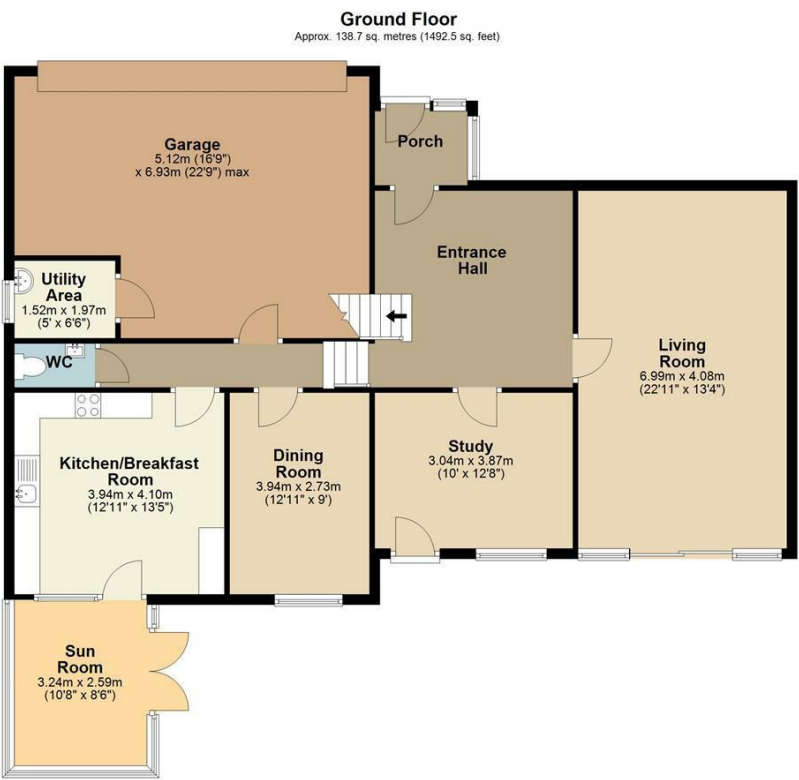
Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 212.8 sq. metres (2290.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.