

# KE



41 Stanley Road, Herne Bay, CT6 5SJ

Offers In Excess Of £350,000

- Three Bedroom Semi-Detached House
- Spacious Lounge/Diner
- Off Street Parking And Garage
- Close Proximity To Beach, Train Station And Schools

# 41 Stanley Road, Herne Bay CT6 5SJ

Situated on the ever-popular Stanley Road in Herne Bay, this attractive three-bedroom home offers a fantastic opportunity for families, first-time buyers, or investors. Boasting generously sized bedrooms and a spacious open-plan living/dining area, the property provides a comfortable and versatile living space ideal for both entertaining and everyday life.

The well-thought-out layout maximises space and practicality, making it a warm and welcoming home ready for you to add your personal touch.

Conveniently located within walking distance of local schools, the beach, town centre, and train station, this property combines charm with excellent accessibility.

Whether you're looking to settle into a new family home or make a smart investment in a sought-after area, this delightful house on Stanley Road is not to be missed.



Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Kitchen/Breakfast Room**

12'4 x 10'10

**Lounge/Dining Area**

22'3 x 15'7

## **FIRST FLOOR**

**Bedroom One**

15'8 x 9'10

**Bedroom Two**

11'4 x 8'4

**Bedroom Three**

11'4 x 7'8

**Bathroom**

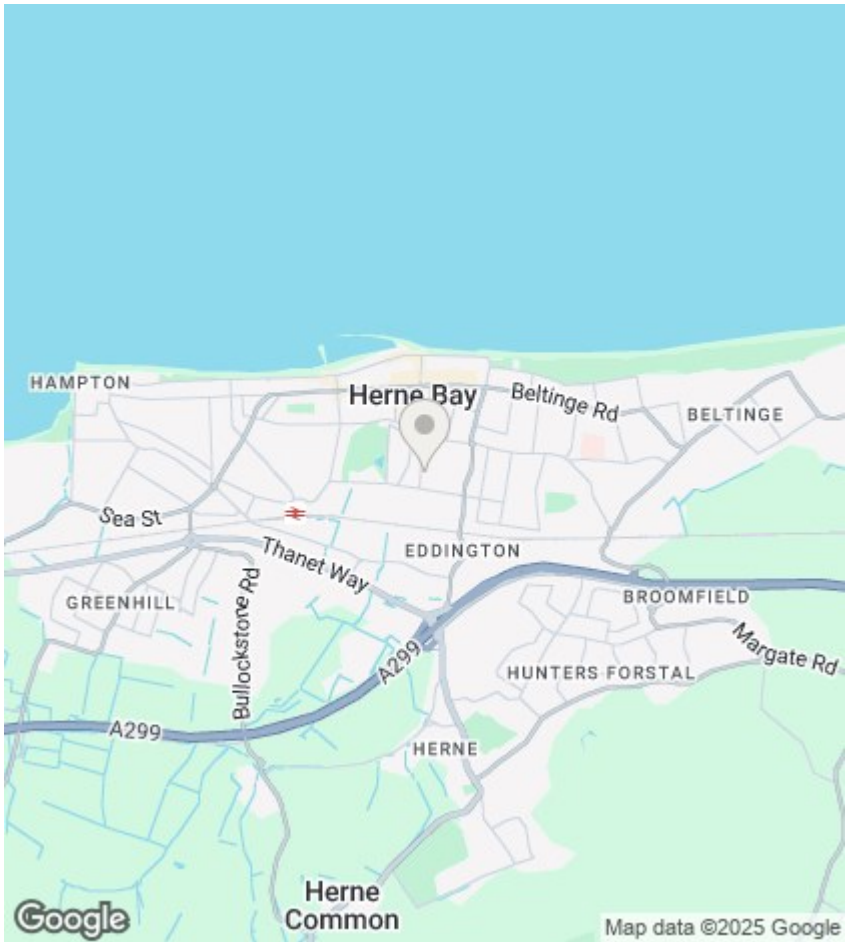
## **OUTSIDE**

**Driveway**

**Rear Garden**

## **COUNCIL TAX BAND C**

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) <b>A</b>                          |         | <b>82</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>68</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

