

# KE



15 Mandarin Lane, Herne Bay, CT6 5RF

Offers In Excess Of £600,000

- Six Bedroom Detached House
- Double Garage
- Located On The Popular "Stillwater Park" Development
- Close Proximity To Herne Bay High School



# 15 Mandarin Lane, Herne Bay CT6 5RF

Nestled in the tranquil cul de sac of Mandarin Lane, this impressive six-bedroom detached family home offers a perfect blend of space, comfort, and convenience. Ideal for families, the property is situated in close proximity to Herne Bay High School, making the morning school run a breeze.

As you enter this delightful residence, you will be greeted by a generous living space that is perfect for both relaxation and entertaining. The home boasts three well-appointed bathrooms, ensuring that there is ample convenience for the entire family. Each of the six bedrooms is thoughtfully designed, providing plenty of room, for personalisation and comfort.

The landscaped rear garden is a true highlight of this property, offering a serene outdoor space for family gatherings, or simply enjoying a quiet moment in nature. The garden is beautifully maintained, providing a picturesque backdrop to your home life.

This property is not just a house; it is a family haven that promises a lifestyle of ease and enjoyment. Not to mention the double garage which has been tastefully adapted into a gym but is very versatile. With its spacious interiors, excellent location, and lovely outdoor space, this home is a rare find in the desirable area of Herne Bay. Whether you are looking to settle down or invest in a family-friendly environment, this property is sure to meet your needs and exceed your expectations.



6



3



2



C

Council Tax Band: F



**GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Sitting Room**

14'1 x 13'

**Dining Area**

9'10 x 13'

**Kitchen**

9'10 x 16'3

**Study**

8'7 x 6'7

**FIRST FLOOR**

**Landing**

**Bedroom One**

11'8 x 12'11

**En-Suite**

6'9 x 7'6

**Bedroom Two**

9'11 x 14'5

**Bedroom Three**

9'10 x 12'5

**Shower Room**

6'2 x 8'6

**Bedroom Four**

7'7 x 8'6

**SECOND FLOOR**

**Landing**

**Bedroom Five**

15'2 x 13'4

**Bedroom Six**

6'11 x 11'7

**Shower Room**

7'5 x 7'11

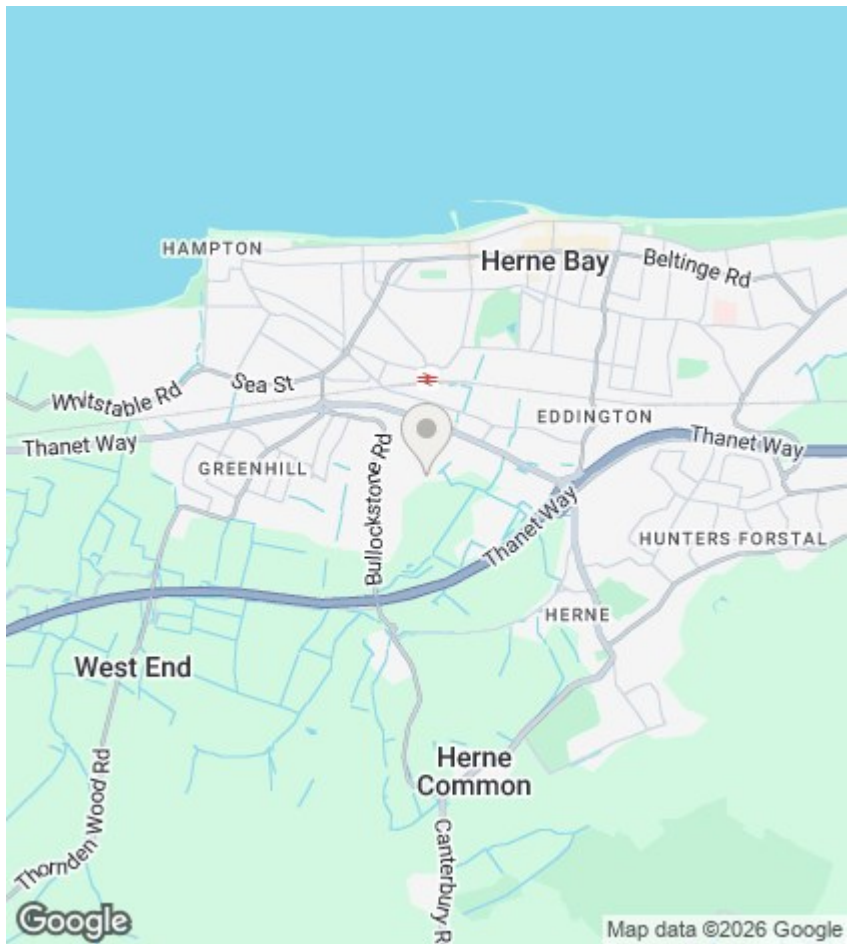
**OUTSIDE**

**Driveway**

**Double Garage**

**Rear Garden**

**COUNCIL TAX BAND F**



## Viewings

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

## EPC Rating:

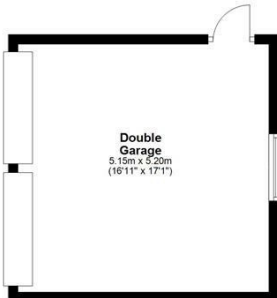
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(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



### Ground Floor

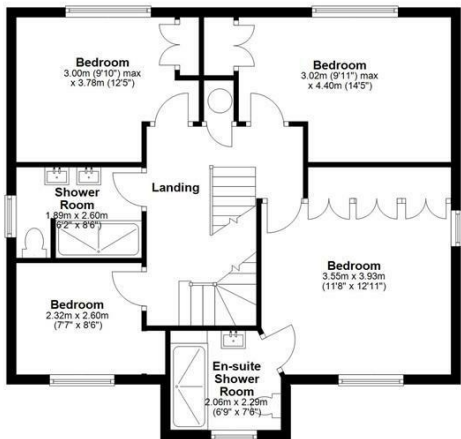
Main area: approx. 69.5 sq. metres (748.4 sq. feet)  
Plus garage: approx. 26.8 sq. metres (288.3 sq. feet)



Main area: Approx. 183.4 sq. metres (1974.2 sq. feet)  
Plus garages: approx. 26.8 sq. metres (288.3 sq. feet)

### First Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



### Second Floor

Approx. 44.2 sq. metres (475.3 sq. feet)

