

KE



16 Curtis Wood Park Road, Herne Bay, Kent, CT6 7TY

Offers In Excess Of £550,000

- Double Garage & Ample Off-Road Parking
- Kitchen-Diner, Two Reception Rooms, Four Bedrooms, Two Bathrooms
- Ideally Placed For Canterbury, Whitstable And Herne Bay
- Highly Desirable & Exclusive Development
- Impressive Plot With Large and Sunny Garden
- CHAIN FREE SALE

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Situated in the sought after Curtis Wood Park Road in the charming town of Herne Bay, this splendid detached house presents an exceptional opportunity for families seeking a spacious and inviting home. Boasting four well-proportioned bedrooms and two reception rooms, this property is designed for both comfort and practicality. The layout is thoughtfully arranged, ensuring that every corner of the home is utilised effectively.

One of the standout features of this residence is its fabulous garden, perfect for children to play in or for hosting summer gatherings. The double garage and ample parking space for up to four vehicles add to the convenience, making it an ideal choice for families with multiple cars.

The location is truly enviable, situated in a sought-after area with desirable schools nearby, making it perfect for families. Local amenities are within walking distance, ensuring that daily necessities are easily accessible. For those who enjoy exploring, the coastal towns of Herne Bay and Whitstable are just a short drive away, offering beautiful beaches and vibrant local culture.

Additionally, the City of Canterbury is a mere seven miles away, providing a wealth of shopping, dining, and cultural experiences. Commuters will appreciate the high-speed train links to London St Pancras, making this home not only a tranquil retreat but also a practical choice for those working in the capital.

This well-cared-for property is ready to welcome its next owner, offering the potential for future extensions should the need arise. With its combination of space, location, and charm, this family home is a rare find and not to be missed. No onward chain.



Council Tax Band: E



Ground Floor

Entrance Hall

Sitting Room

11'8 x 18'4

Dining Room/Study

13'3 x 9'

Kitchen/ Breakfast Room

25'1 x 7'10

Conservatory

8'8 x 19'8

First Floor

Landing

Bedroom One

11'10 x 15'

En-Suite Shower Room

Bedroom Two

9' x 11'9

Bathroom

Bedroom Three

8'2 x 11'1

Bedroom Four

9'1 x 8'

Outside

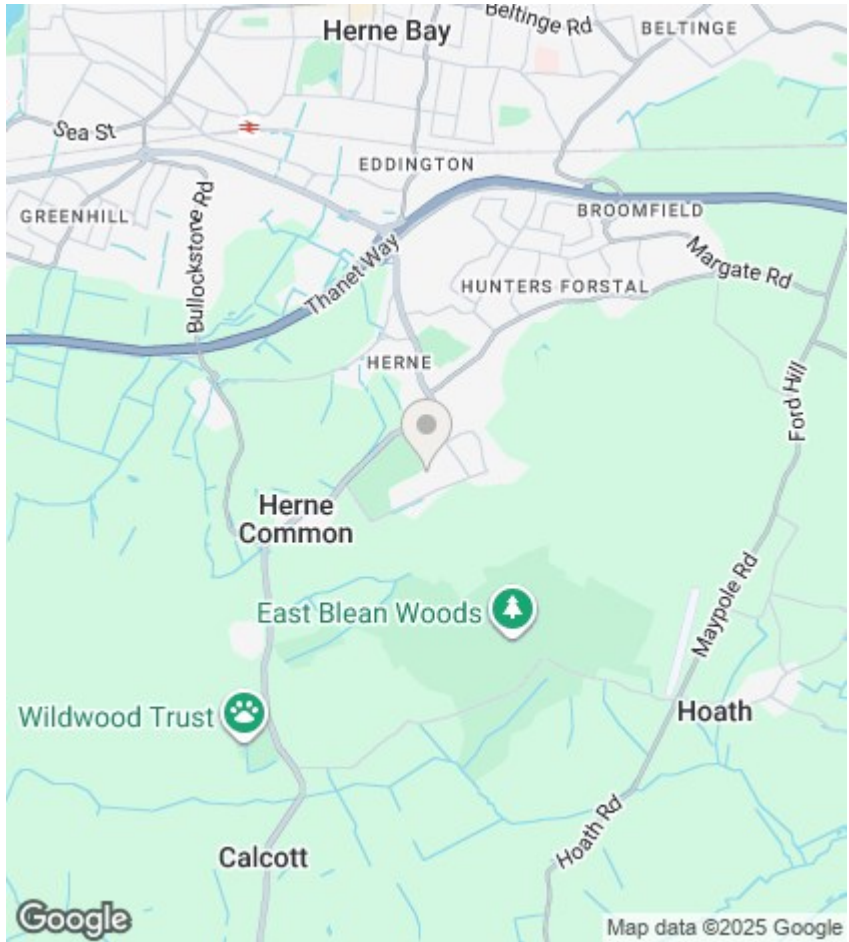
Rear Garden

Front Garden

Detached Double Garage

Council Tax Band E

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



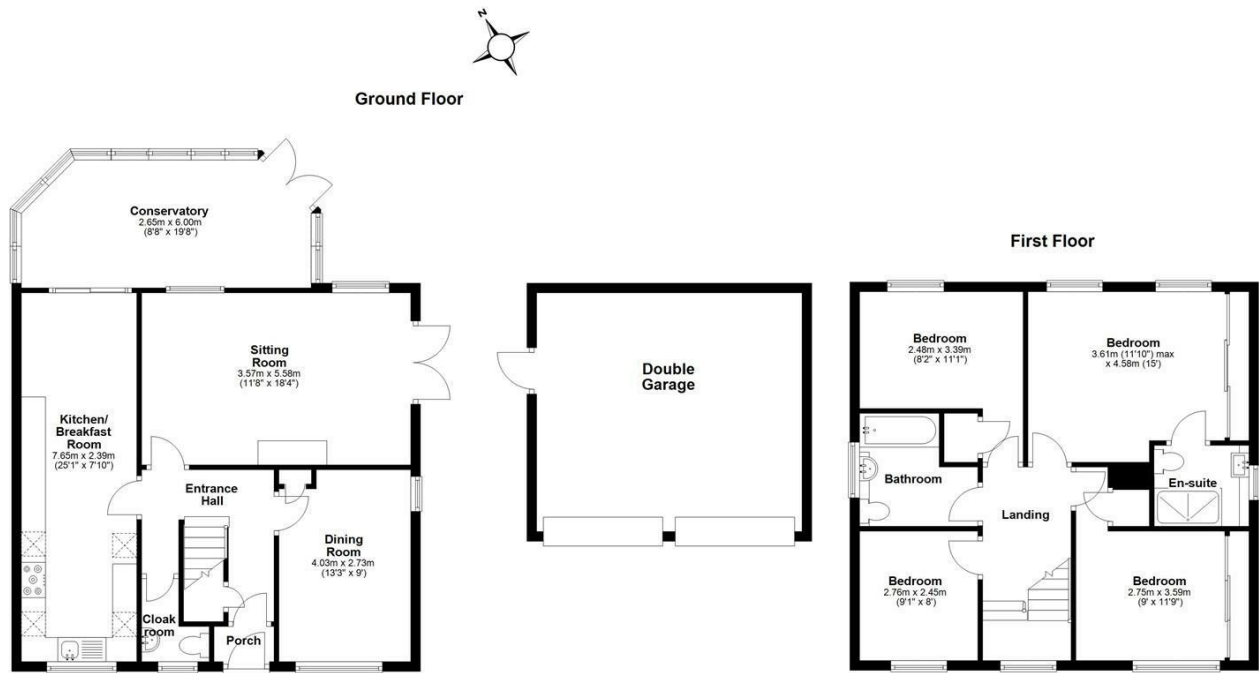
Viewings

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	66	79
(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. 139.1 sq. metres (1496.8 sq. feet)
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