

KE



24 Mill Lane, Herne Bay, Kent, CT6 7ED

£385,000

- Three Double Bedrooms
- Underfloor Heating In Kitchen
- Semi-Detached House
- Electric Car Charger Installed On The Drive
- Rear Garden Measuring Over 100ft
- Workshop With Power And Light Including WiFi

24 Mill Lane, Herne Bay CT6 7ED

A rare opportunity to own a beautifully presented three-bedroom semi-detached house in the heart of a sought-after residential area perfect for families or those seeking additional space. This delightful property boasts three generously sized double bedrooms and blends classic charm with contemporary updates throughout. Upon arrival, you're welcomed by the convenience of off-street parking and a fitted electric car charging point-catering to modern, eco-conscious living. The inviting living room centres around a cosy log burner, perfect for those relaxing evenings. The kitchen offers a calm, neutral palette, complemented by oak worktops and underfloor heating-balancing comfort and practicality effortlessly. A standout feature of this property is the separate workshop, complete with power, lighting, and Wi-Fi-ideal for hobbies, remote working, or creative pursuits. Step outside to a truly impressive rear garden, extending over 100 feet. This expansive outdoor space is perfect for entertaining, family playtime, or gardening enthusiasts alike. Mature trees and lush greenery create a serene, private escape, offering the perfect blend of peace and potential.



3



1



2



E

Council Tax Band: C



GROUND FLOOR

Hallway

Living Room

25' 10" x 9' 8" (7.87m x 2.95m) Double glazed window to front, brick fireplace housing a log burner.

Kitchen

14' 1" x 7' 9" (4.29m x 2.36m) A range of base and wall units, oak worktop over, induction hob, undermount single kitchen sink, space for an American style fridge/freezer and dishwasher, double glazed window to side, Herringbone style flooring, underfloor heating.

Bathroom

Panelled bath with shower over, tiled walls surrounding, toilet & hand basin vanity unit, Herringbone style flooring, double glazed window to rear.

FIRST FLOOR

Bedroom One

Double glazed window to front, fireplace, built in wardrobe, radiator.

Bedroom Two

12' 1" x 8' 7" (3.68m x 2.62m) Double glazed window to rear, fireplace, radiator.

Cloakroom

Low level WC, half tiled walls, heated towel rail.

Bedroom Three

Double glazed window to rear, radiator.

OUTSIDE

Garden

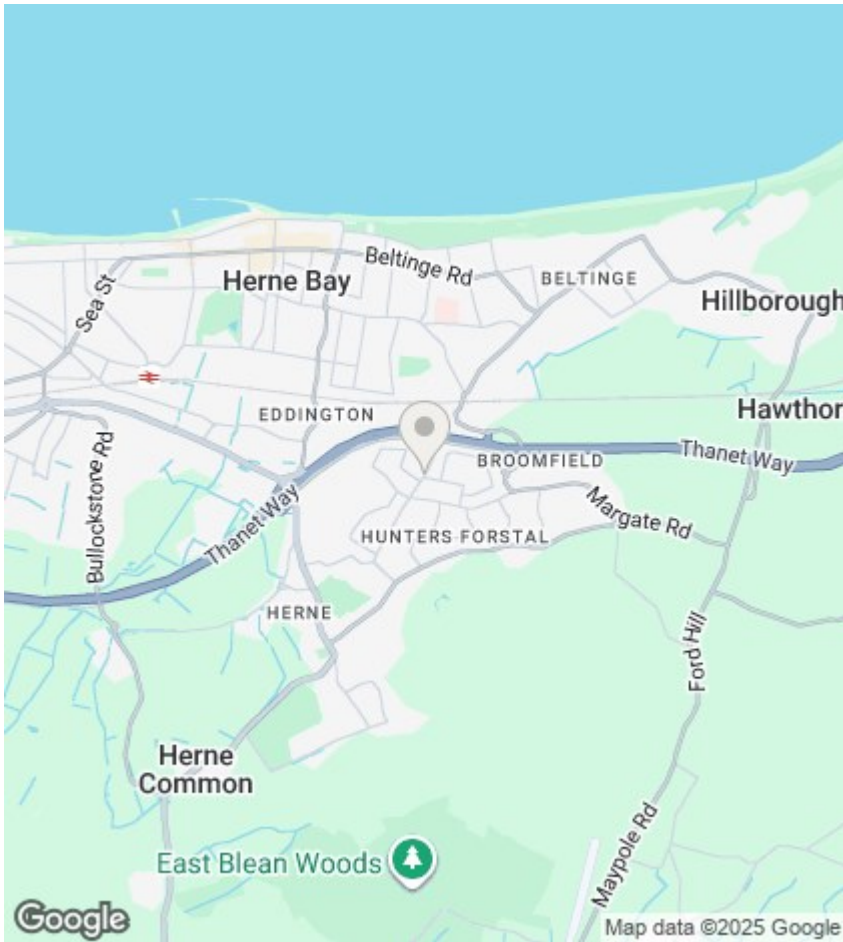
This expansive rear garden measures over 100ft in length, well maintained with mature trees, patio and decking areas with a covered seating area.

Workshop

Power, light and Wi-Fi

COUNCIL TAX BAND C

N.B At the time of advertising these draft particulars we are awaiting approval from our sellers.



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

