

# KE



34 Hillcroft Road, Herne Bay, Kent, CT6 7EW

Offers In Excess Of £300,000

- Three Bedroom Family Home
- Close To Herne Infant And Primary School
- End of Chain
- Parking and Garage
- Scope And Potential To Extend

# 34 Hillcroft Road, Herne Bay CT6 7EW

Kimber Estates are pleased to present this charming three-bedroom semi-detached family home located on Hillcroft Road in the desirable Broomfield area, just on the outskirts of the picturesque coastal town of Herne Bay. This property is ideally situated within walking distance of the highly regarded Herne School, making it perfect for families.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous lounge/diner, providing an excellent space for relaxation and entertaining. The large kitchen is well-equipped and offers ample room for culinary pursuits. Additionally, a convenient cloakroom is located on the ground floor.

The first floor features three well-proportioned bedrooms, including two double bedrooms and a single bedroom, along with a family bathroom that caters to all your needs.

Outside, the property boasts both front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. The driveway offers parking for up to four vehicles, and there is a garage at the rear, providing further convenience.

One of the standout features of this home is its potential for extension, subject to the necessary consents. Many neighbouring properties have successfully expanded, transforming into spacious four and



3



1



1



C

Council Tax Band:



## **GROUND FLOOR**

**Porch**

**Entrance Hallway**

**Lounge-Diner**

**Kitchen**

**Cloakroom**

## **FIRST FLOOR**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

## **OUTSIDE**

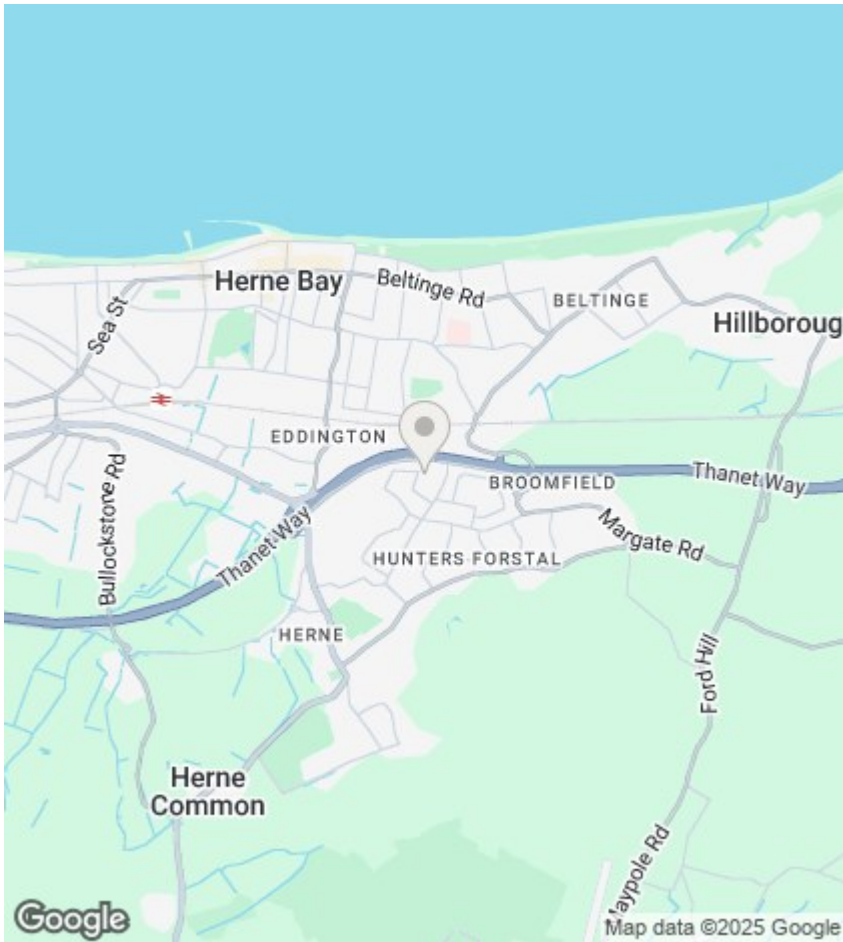
**Front Garden & Driveway**

**Rear Garden**

**Garage**

## **Council Tax Band D**

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:

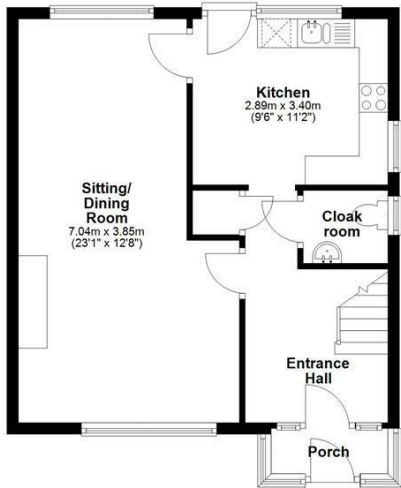
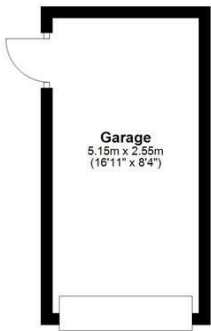
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            | 71      |                         |
| (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. 47.1 sq. metres (506.9 sq. feet)  
Plus garages, approx. 13.1 sq. metres (141.3 sq. feet)



Main area: Approx. 92.3 sq. metres (994.0 sq. feet)  
Plus garages, approx. 13.1 sq. metres (141.3 sq. feet)

### First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)

