

# 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

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

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**

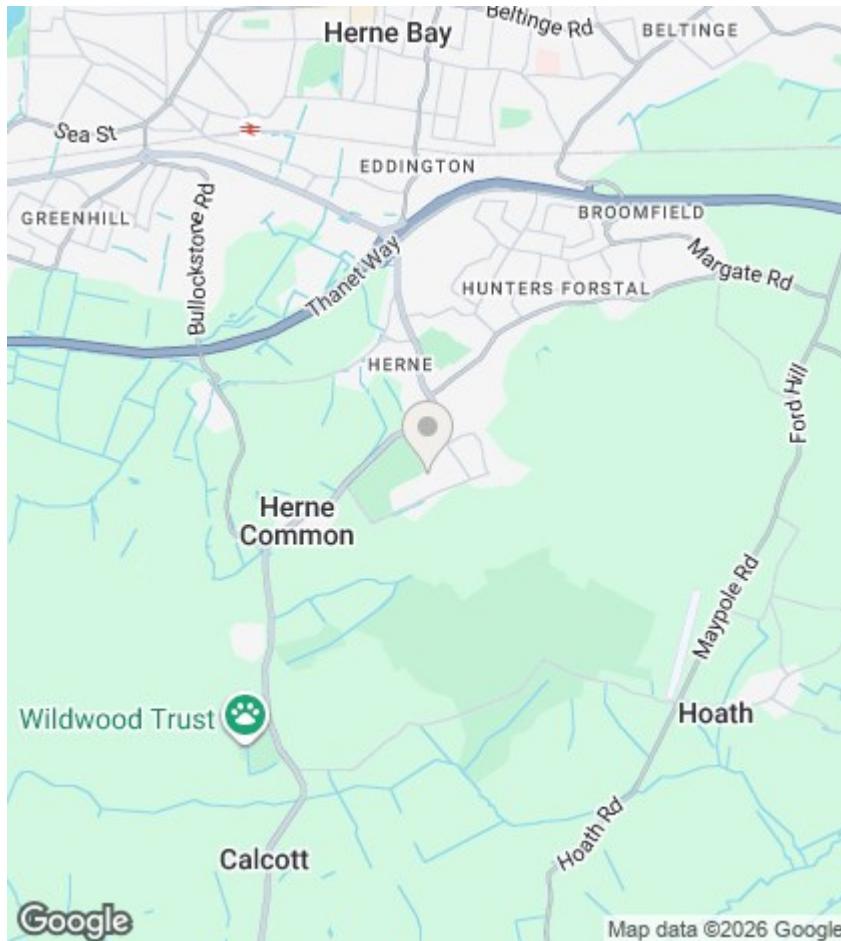
### **Rear Garden**

### **Front Garden**

### **Detached Double Garage**

### **Council Tax Band E**

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

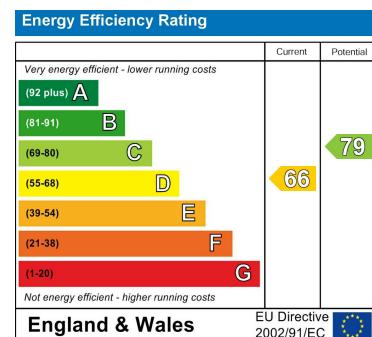


## Viewings

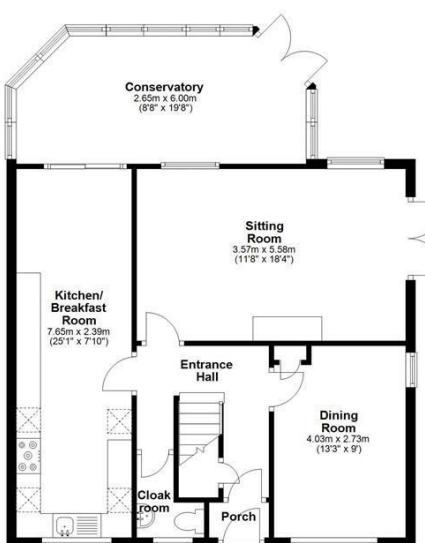
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

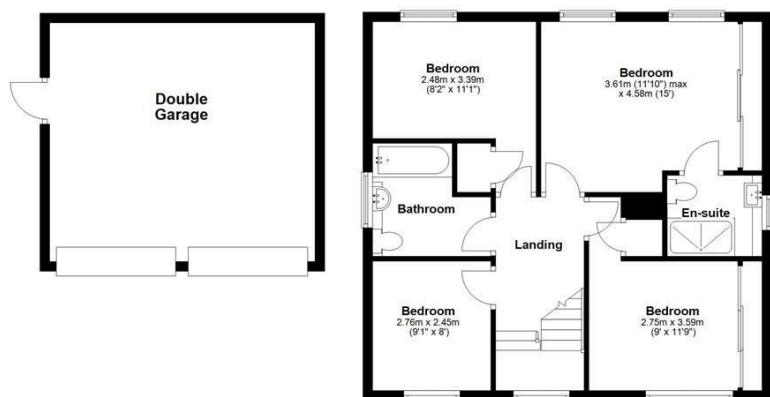
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Ground Floor



First Floor



Total area: approx. 139.1 sq. metres (1496.8 sq. feet)  
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