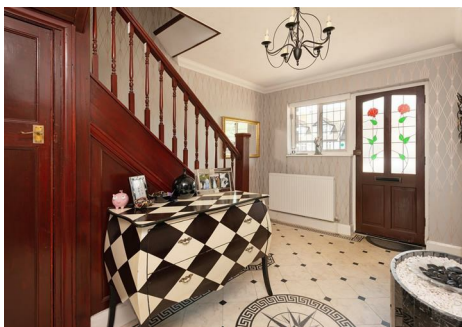


KE



62 Station Road, HERNE BAY, CT6 5QH

Offers In Excess Of £600,000

- Five Bedrooms
- Approx. 120ft Rear Garden
- Modern Fitted Kitchen
- Driveway and Garage

62 Station Road, HERNE BAY CT6 5QH

A fine example of a period residence, positioned in central Herne Bay within strolling distance of the town centre, shops, railway station and highly regarded schools. The property itself is in lovely order with rooms of elegant proportions. With some original features, there is elegant ground floor living space including a high quality fitted kitchen whilst to the first floor are five bedrooms, master with en suite and a spacious bathroom. Externally, there is a lovingly tended, big rear garden which enjoys a sunny aspect and alongside a garage and an attractive frontage with driveway providing off street parking. A short stroll will take you to the main line railway station with high speed links into London St Pancras, the town's bustling centre with boutique restaurants and shops and the award winning beach with panoramic coastal views.



Council Tax Band: F



GROUND FLOOR

Entrance Hall

Front entrance door, double glazed leaded light window to front, radiator, stair case to first floor, Amtico flooring, large under stairs storage cupboard.

Cloakroom

Low level WC, suspended wash hand basin, fully tiled walls, tiled flooring, underfloor heating.

Front Reception Room

Double glazed leaded light window to front, radiator, feature open brick fireplace, laminate flooring.

Kitchen/Diner

Modern kitchen fitted in cream, high gloss units with soft close feature and complimentary rolled top work top and upturns. Inset four gas burner hob with extractor canopy over, integral 70/30 fridge freezer, fitted one and a half bowl ceramic sink unit with mixer taps. Mosaic style tiled flooring with under floor heating, integrated 'Whirlpool' dishwasher and washing machine, fitted eye level oven and adjacent microwave. Combination boiler in secluded unit. Double glazed window to rear, opening to :

Conservatory

Double glazed all around with mosaic tiled flooring with under floor heating, double doors to garden.

Lounge

Double glazed bay window to rear with double doors leading to rear garden, fitted 'living flame' gas fire, two radiators, television point.

Dining Room

Double glazed window to rear, radiator.

FIRST FLOOR

First Floor Landing

First floor landing split level, loft hatch with pull down ladder to part boarded loft, radiator, built in airing cupboard housing cylinder.

Bedroom Four

Dual aspect room with double glazed windows to front and rear, radiator, laminate flooring.

Bedroom Three

Double glazed leaded light window to front, large storage cupboard, radiator.

Bedroom Two

Double glazed window to side, double glazed window to rear, fitted wardrobes (could put en-suite), radiator.

Bedroom One

Double glazed leaded window to front, fitted air conditioning unit, range of fitted wardrobes, door to:

En Suite Shower Room

Fully tiled walls, tiled flooring, low level WC, pedestal wash hand basin, shower stall with fitted power shower, double glazed frosted window to side.

Family Bathroom

Free standing bath with mixer taps and hand held shower attachment, wall mounted mains fed shower, suspended wash hand basin, low level WC, fully tiled walls, tiled flooring, double glazed window to side.

Bedroom Five

Double glazed window to side, fitted dressing table, radiator, fitted triple wardrobe.

OUTSIDE

Rear Garden

120' x 40' (36.58m x 12.19m) Sunny rear garden, easterly aspect with formal lawn, raised patio area, two outside taps, established trees, shrubs and bushes, access to front.

Front Garden

Enclosed frontage, driveway providing off road parking.

Garage

Single garage, double door to front, power and light.

NB

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

Council Tax Band F

Outside

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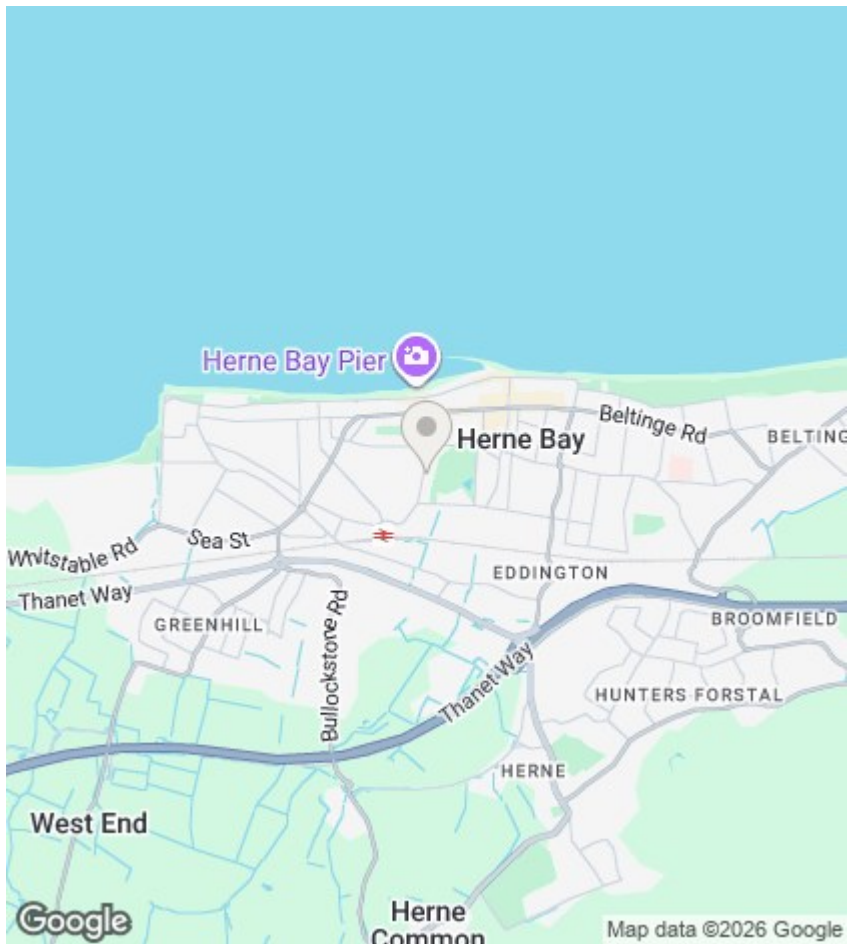
First Floor

Full Description

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Viewings

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

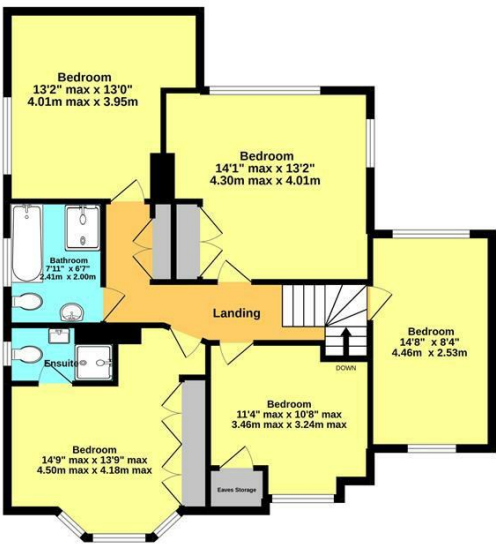
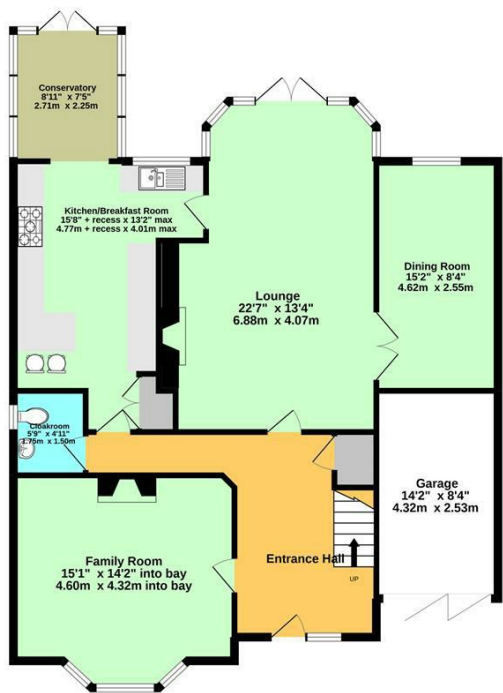
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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