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Lower Herne Road, Herne Bay, CT6 7NQ

£450,000

4 BEDROOMS | 1 BATHROOM | 1 RECEPTION

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KEY FEATURES

- Detached House
- Three/Four Bedrooms
- Garage & Large In & Out Driveway
- No Forward Chain
- Well Presented Throughout
- Spacious Throughout
- Good Size Rear Garden

TENURE	Freehold
COUNCIL TAX	Band E
EPC RATING	D (63)











About this home

Offered to the market with no forward chain, this substantial three/four bedroom detached house is situated on Lower Herne Road in the popular village of Herne, on the outskirts of Herne Bay. Well presented throughout, the property offers generous and versatile accommodation, making it an ideal family home with plenty of space for both everyday living and entertaining.

Upon entering the property, you are welcomed by a large entrance hallway which provides access to the principal ground floor rooms. The spacious lounge is positioned to the left and extends from the front to the rear of the house, with a window to the front allowing plenty of natural light and doors at the rear opening directly onto the garden.

Adjoining the lounge is another good-sized reception room which offers excellent flexibility and could be used as a formal dining room, home office or fourth bedroom, depending on individual requirements.

To the right of the property is the kitchen, enjoying a pleasant outlook over the rear garden. There is also the added benefit of a separate utility room and a useful walk-in larder, providing excellent additional storage. A ground floor WC completes the accommodation on this level.

On the first floor there are three good-sized bedrooms, together with a family shower room. The generous proportions continue throughout the upper floor, providing comfortable accommodation for a growing family.

Outside, the property benefits from a good-sized rear garden with a patio area ideal for outdoor seating and entertaining, together with a garden shed for additional storage.

To the front is a substantial in-and-out driveway providing off-road parking for several vehicles, as well as access to the garage.

Herne is a well-established village offering a range of local amenities, primary schooling and recreational facilities, with the historic Grade I listed Herne Windmill forming one of the area's best-known landmarks. The coastal town of Herne Bay is also within easy reach, offering a wider selection of shops, cafés and amenities, together with the seafront, promenade and railway station providing connections towards London and the surrounding Kent area. With its spacious and flexible accommodation, ample parking and convenient location, this attractive detached home is well worth viewing.







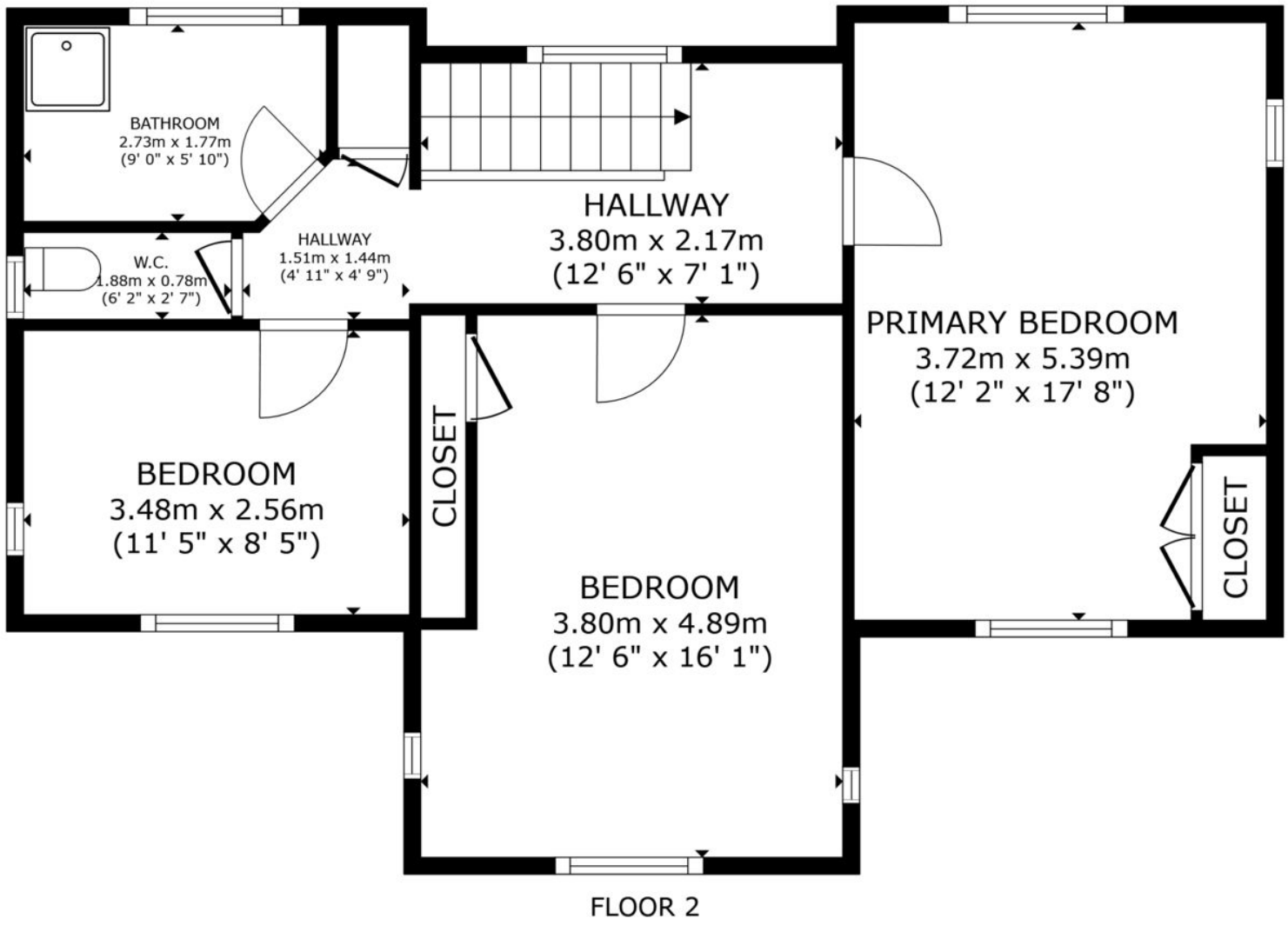






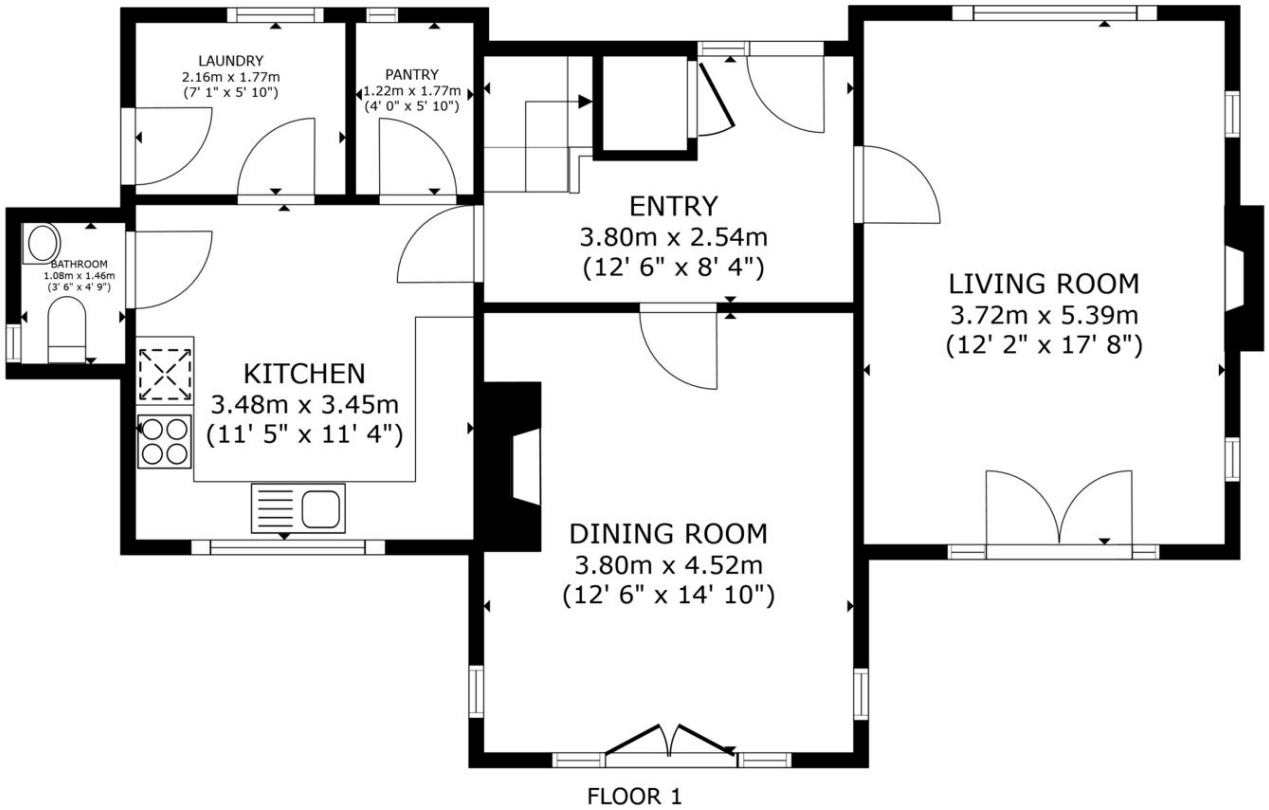


Floorplan



GROSS INTERNAL AREA
FLOOR 1 68.5 m² (737 sq.ft.) FLOOR 2 66.8 m² (719 sq.ft.)
TOTAL : 135.3 m² (1,456 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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Matterport

Key information

APPROX. FLOOR AREA
1,345 sq ft (125 sq m)

EPC RATING
D (63)

COUNCIL TAX
Band E

TENURE
Freehold

Take the 3D tour

Scan to walk through this home online, any time.

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Arrange a viewing

Call 01227 362248 or email mail@davidclarke.co.uk

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Take the 3D tour

Scan with your phone camera to walk through this home, any time.