

KE



62 Central Avenue, Herne Bay, CT6 8RU

Offers In Excess Of £425,000

- Immaculately presented detached bungalow, ready to move into.
- Principal bedroom with stylish modern en-suite shower room.
- Just two minutes' walk from the seafront.
- Stunning kitchen-diner overlooking the garden
- Sunny, private rear garden for outdoor relaxation.
- Ample off-road parking and offered chain free.

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This immaculate detached bungalow offers spacious, beautifully presented accommodation throughout and is available chain free.

The property is entered via a welcoming reception hall, which leads to a generous front-facing sitting room, providing a bright and comfortable space for relaxing or entertaining. Also located at the front of the property is a spacious double second bedroom.

To the rear, the impressive principal bedroom overlooks the garden and benefits from a contemporary en-suite shower room. A separate utility room and beautiful bathroom are conveniently positioned in the centre of the home.

The heart of the property is the large kitchen/dining room at the rear, offering an excellent space for everyday living and entertaining, with direct access to the sunny rear garden.

Outside, the property enjoys an attractive, low-maintenance sunny garden, ample off-road parking, and an enviable location just two minutes from the seafront, making it ideal for those seeking a coastal lifestyle.

Offered for sale with no onward chain, this exceptional bungalow is ready for its new owners to move straight in and enjoy.



Council Tax Band:



Entrance Hall

Sitting Room

14'10 x 10'11

Bedroom Two

11'10 x 10'9

Utility Room

Bathroom

5'2 x 10'11

Bedroom One

16'9 x 10'4

En-Suite Shower Room

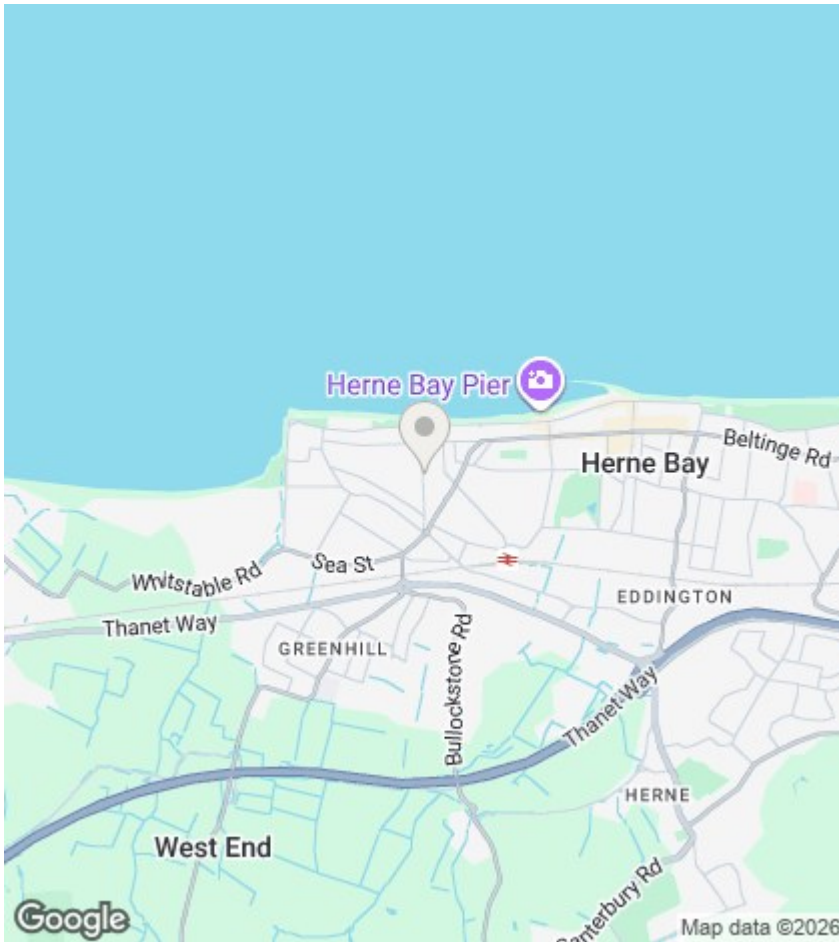
Kitchen/Dining Room

9'1 x 22'1

OUTSIDE

Rear Garden

Driveway to the Front



Viewings

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

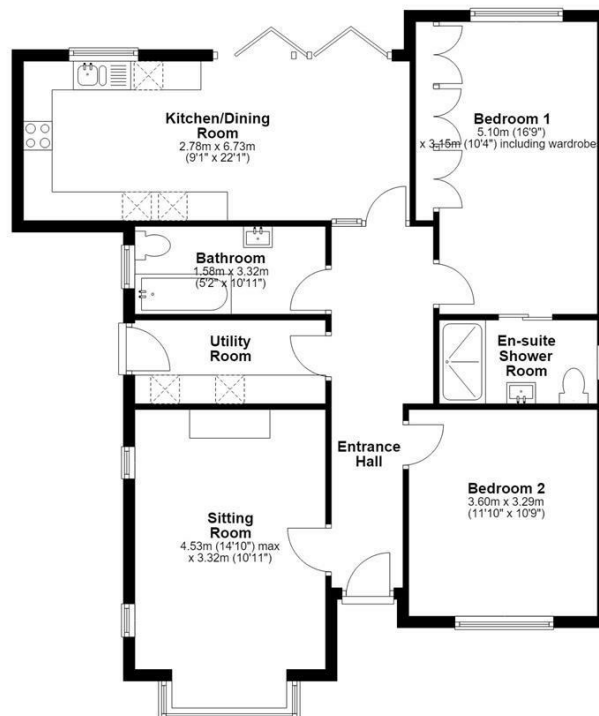
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 88.8 sq. metres (955.4 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 sq. feet)