

KE



5 Laura Villas Oxenden Square, Herne Bay, CT6 8TW

£375,000

- Quiet Location Opposite A Private Green
- Period Property With A Chain Free Sale
- Stunning Kitchen-Diner
- Rarely Available In This Peaceful Location With No Noisy Passing Traffic
- Just A Few Minutes To The Beach
- Absolutely Immaculate Interior
- Bathroom And Separate Shower Room

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Laura Villas is an attractive row of characterful homes, built in 1901, forming part of a quiet and established residential square. The setting provides a peaceful environment while remaining within easy reach of the town centre, seafront, and excellent transport links including Herne Bay railway station, ideal for commuters.

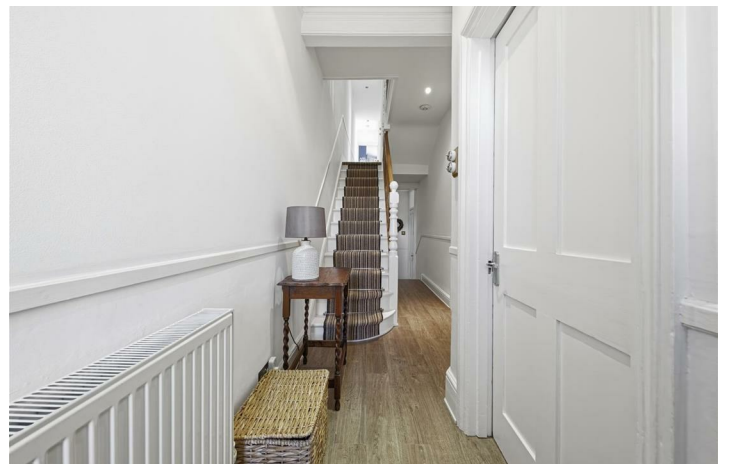
This particular property has been maintained to an immaculate standard throughout and offers well-balanced, versatile accommodation. The ground floor comprises a welcoming lounge leading to the dining room, and a stunning kitchen/breakfast room, thoughtfully designed to create a sociable and contemporary heart of the home.

Upstairs, the property continues to impress with three well-proportioned bedrooms, complemented by both a modern family bathroom and an additional shower room, offering convenience for family living or guests.

Further benefits include vacant possession, allowing for a smooth and straightforward purchase, whether for owner-occupation, investment, or as a coastal retreat.



Council Tax Band: C



GROUND FLOOR

Reception Hall

Lounge

14'8 x 11'4

Dining Room

11;9 x 9'2

Kitchen-Breakfast Room

22 x 9'9

FIRST FLOOR

First Floor Split Level Landing

Primary Bedroom

16'2 x 12'8 plus bay window

Bedroom Two

12 x 10'3

Bedroom Three

9'11 x 9'2

Bathroom

7'10 x 6'10

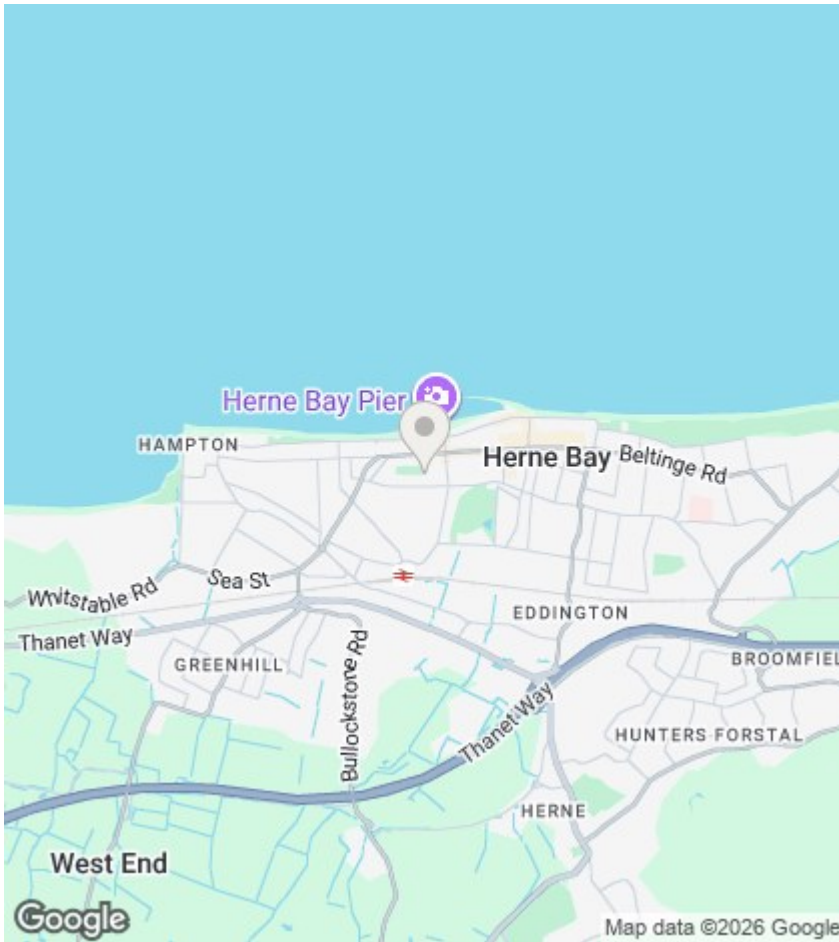
Shower Room

6'10 x 6'5

OUTSIDE

Enclosed Courtyard Garden and Pretty Front Garden

COUNCIL TAX BAND C



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

