

# KE



54 Clifftown Gardens, Herne Bay, CT6 8DE

£370,000

- Four Bedroom Semi Detached house
- Garden Studio In Rear Garden
- Off Road Parking
- Open Plan Lounge

# 54 Clifftown Gardens, Herne Bay CT6 8DE

Situated in the charming area of Clifftown Gardens, Herne Bay, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts an inviting open living space, enhanced by a stunning skylight that floods the area with natural light, creating a warm and welcoming atmosphere for family gatherings or entertaining guests.

The house features four bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office. Each bedroom is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings.

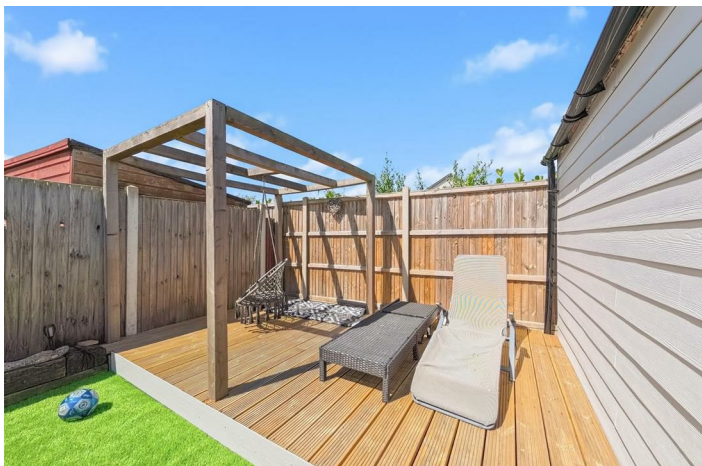
One of the standout features of this property is the garden studio, which presents a versatile space that can be used as a home office, art studio, or a tranquil retreat for relaxation. The possibilities are endless, allowing you to tailor the space to suit your lifestyle needs.

For those who value convenience, the property includes off-road parking, ensuring that you will never have to worry about finding a space for your vehicle. The outdoor area is perfect for enjoying the fresh air, whether you wish to cultivate a garden, host barbecues, or simply unwind in your private sanctuary.

In summary, this four-bedroom semi-detached house in Clifftown Gardens is an exceptional opportunity for anyone looking to settle in a vibrant community. With its modern open living space, versatile garden studio, and convenient off-road parking, this property is sure to appeal to families and professionals alike. Do not miss the chance to make this lovely house your new home.



Council Tax Band: D



## **GROUND FLOOR**

**Entrance Hall**

**Bedroom Four/Study**

16'3 x 7'10

**Utility Room**

**Cloakroom**

**Dining Room**

15'8 x 11

**Lounge**

12'11 x 19'10

## **FIRST FLOOR**

**Bedroom Three**

8'3 x 8'11

**Bedroom One**

12'5 x 11'1

**Bedroom Two**

9'8 x 12'8

**Bathroom**

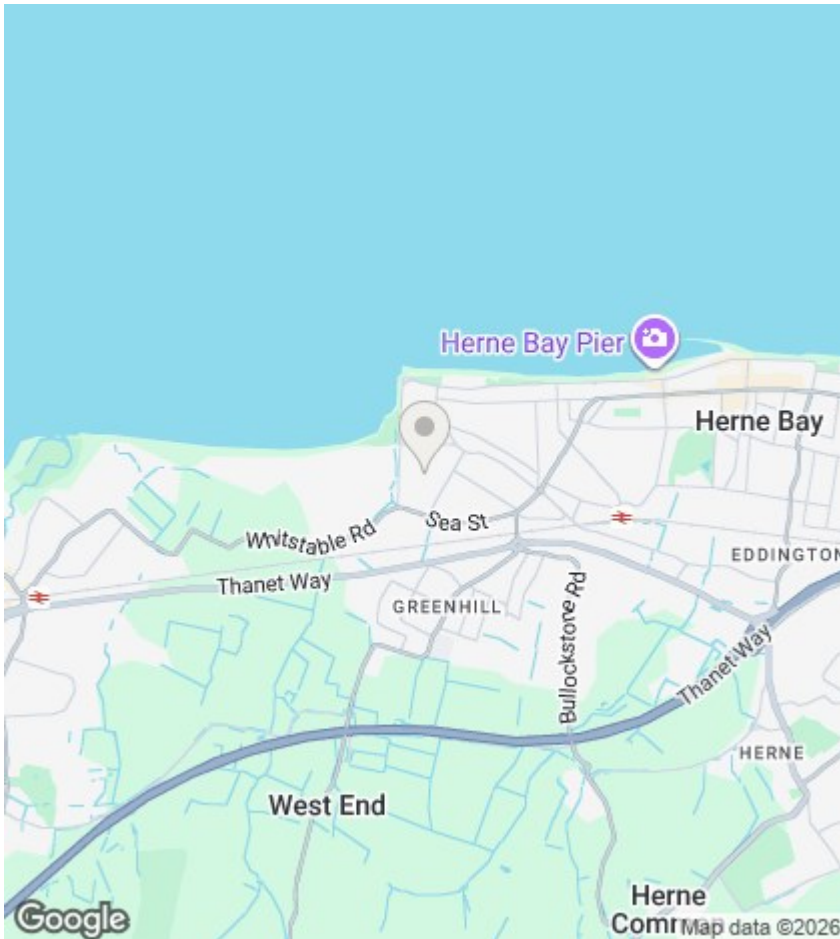
## **GARDEN STUDIO**

**Open Plan Area**

19' x 10'1

**Further Area**

13'8 x 10'1



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



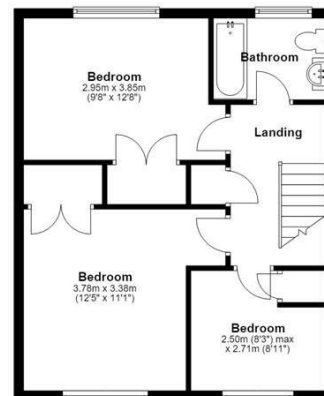
### Ground Floor

Main area: approx. 85.6 sq. metres (921.7 sq. feet)  
Plus outbuildings: approx. 30.9 sq. metres (332.6 sq. feet)



### First Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



Main area: Approx. 134.3 sq. metres (1445.1 sq. feet)  
Plus outbuildings: approx. 30.9 sq. metres (332.6 sq. feet)