



GUILDCREST ESTATES



2 Stanley Gardens, Herne Bay CT6 5SG



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## Stanley Gardens, Herne Bay CT6 5SG

**Guide price £350,000**

\*\*\*Guide Price £350,000 - £375,000\*\*\*

Built in 1927, this beautifully presented semi-detached home in Herne Bay offers 1,152 sq ft of well-arranged accommodation, blending period character with contemporary finishes. It is currently arranged as flexible 2/3 bedroom living, with a versatile ground floor room ideal as a bedroom, snug or home office.

A welcoming hallway opens into a stunning open plan kitchen/living extension with a vaulted ceiling. The kitchen centres around a statement island with raised solid oak dining table (seating eight) and features a Neff Hide-and-Slide oven, four-burner gas hob, compact laminate worktops and gold inset sink with extendable spray tap. Integrated fridge/freezer, washing machine, dishwasher and bi-fold doors lead to the rear garden.

The living space is finished with a bespoke cork clad media wall with oak shelving and a contemporary bio-ethanol fire. The ground floor also includes the multi-use room (previously a child's bedroom, now a second lounge/guest bedroom) and a modern WC.

Outside is a fully insulated cabin with electrics and carpet, ideal for work or leisure, plus off road driveway parking. Upstairs are two double bedrooms, including a generous main with walk in wardrobe, and a family bathroom with bath and separate shower. Brand new windows and bi-folds complete this stylish, ready to move into home.

Stanley Gardens is well placed for amenities, with the Memorial Park close by, the mainline station around 0.3 miles away and the seafront roughly a 15-minute walk. Under Section 21 of the Estate Agents Act, the seller is a staff member at Guildcrest.

### Kitchen / Dining Room

25'10 x 17'2 (7.88 x 5.24)

### Bedroom 3

12'6 x 8'10 (3.81 x 2.68)

### Hallway







**Bedroom 1**  
12'3 x 10'3 (3.72 x 3.13)

**Bedroom 2**  
12'1 x 9'0 (3.68 x 2.73)

**Bathroom**

**Cloakroom**

**Cabin / Garden Office**  
18'10 x 8'10 (5.74 x 2.68)





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## Key Features

- Modern kitchen/living extension with vaulted ceiling
- Flexible 2/3 bedroom accommodation (two first-floor doubles + versatile ground-floor room)
- Large oak island dining table
- Neff hide and glide electric oven and a gas hob
- Integrated fridge freezer, washing machine and dishwasher
- Media wall with shelving and bio-ethanol fire
- Insulated garden cabin
- Off road driveway parking

New windows and bi-folding doors

- Guide Price £350,000 – £375,000
- Freehold

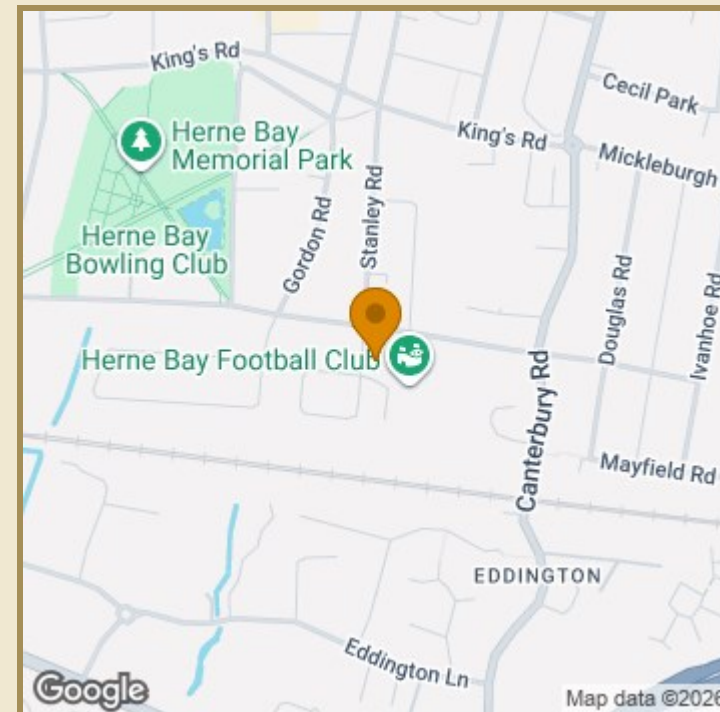
House - Semi-Detached

1152.00 sq ft

Council Tax Band B

EPC Rating D

£350,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	61	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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