

KE



61 Pochard Crescent, Herne Bay, CT6 5QD

£425,000

- Quiet cul-de-sac location
- Close to local schools, amenities and transport links
- Ideal for families or those seeking flexible living
- Versatile Accommodation
- En-suite plus family bathroom
- Ample Storage

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Tucked away in a quiet cul-de-sac within the popular Stillwater Park development, this beautifully presented home enjoys a secluded setting while being conveniently close to sought-after Herne Bay High School. A substantial ground-floor side extension has created a generous bedroom with adjoining en-suite, ideal for guests or multigenerational living. Upstairs offers three further bedrooms, along with a modern family bathroom. The property is presented in lovely order throughout and benefits from both off-street parking and a garage, making this an ideal family home in a highly desirable location.

Herne Bay has a long shingle beach and promenade stretching along the Thames Estuary, perfect for walks, cycling and relaxed days by the sea. The seafront is known for its Victorian architecture, colourful beach huts and classic British seaside vibe, and you'll find cafés, arcades and traditional seaside attractions dotted along the coast.

The town has a friendly, laid-back atmosphere with plenty of independent shops, cafés, green spaces like Memorial Park, and community events throughout the year. Many residents enjoy the outdoors, taking advantage of coastal paths, local parks and regular markets. With High Speed trains to London St Pancras and excellent road links to The Cathedral City of Canterbury and neighbouring Whitstable town, this is a really lovely home in a fabulous position.



Council Tax Band: D



GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

8'7 x 8'5

Sitting/Dining Room

12'7 x 15'4

Sun Room

9'2 x 15'4

Bedroom

27'7 x 10'11

Wet Room

7'7 x 7'5

FIRST FLOOR

Bedroom

9'3 x 8'9

Bedroom

9'8 x 8'9

Bedroom

8'8 x 6'6

Bathroom

5'7 x 6'3

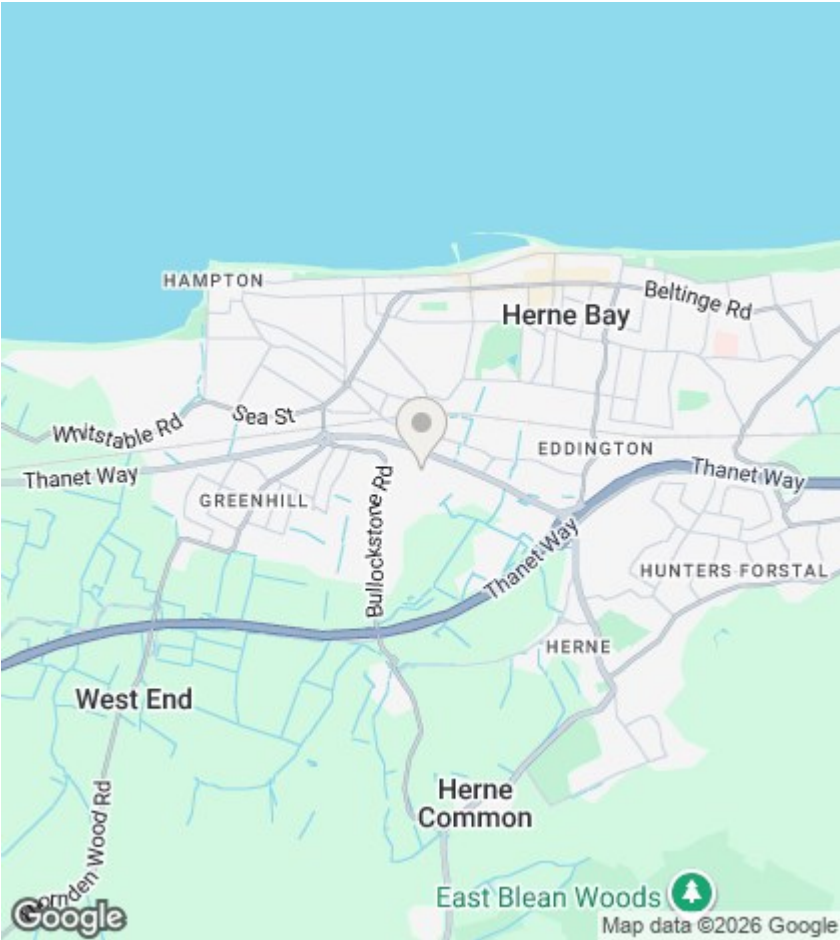
OUTSIDE

Garage

9'2 x 16'5

Rear 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	73	77
(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

