

KE



43 Willow Farm Way, Broomfield, Herne Bay, CT6 7PF

£280,000

- Fully refurbished throughout - simply unpack and enjoy
- Ideal first-time purchase or buy-to-let investment
- Landscaped garden, allocated parking, and no costly improvements required
- Just over one mile from Herne Bay's seafront and beach
- Stylish, contemporary interior finish
- CHAIN FREE SALE

43 Willow Farm Way, Herne Bay CT6 7PF

Having been completely refurbished from top to bottom, this beautifully presented two-bedroom home is ready to move straight into and enjoy. The current owners have undertaken an extensive programme of improvements, including a new heating system, updated electrics and plumbing, a stylish new kitchen and bathroom, fresh decoration throughout, new flooring, and professionally landscaped gardens, leaving nothing for the next owner to do.

The ground floor offers a pleasant entrance hall with cloakroom, a modern fitted kitchen, and a spacious lounge/diner overlooking the rear garden. Upstairs are two generous double bedrooms and a contemporary family bathroom, all finished in a clean, modern style.

Outside, the landscaped rear garden has been thoughtfully designed with a porcelain tiled patio and newly laid lawn, providing an attractive and low-maintenance space for entertaining or relaxing. To the front, there is allocated parking and a smart porcelain tiled pathway leading to the newly installed front door.

Situated within the popular Willow Farm Way development, the property is ideally placed for everyday amenities, schools, supermarkets, and leisure facilities. Herne Bay's seafront, town centre, and railway station are all easily accessible, with regular services to Canterbury and London making it a practical choice for commuters.

Homes finished to this standard rarely stay available for long, particularly when every major improvement has already been taken care of.



Council Tax Band: C



GROUND FLOOR

Hall

Downstairs Cloakroom

Kitchen

8'3 x 6'1

Lounge-Diner

16'3 x 12'8

FIRST FLOOR

First Floor Landing

Bedroom One

12'8 x 9'5

Bathroom

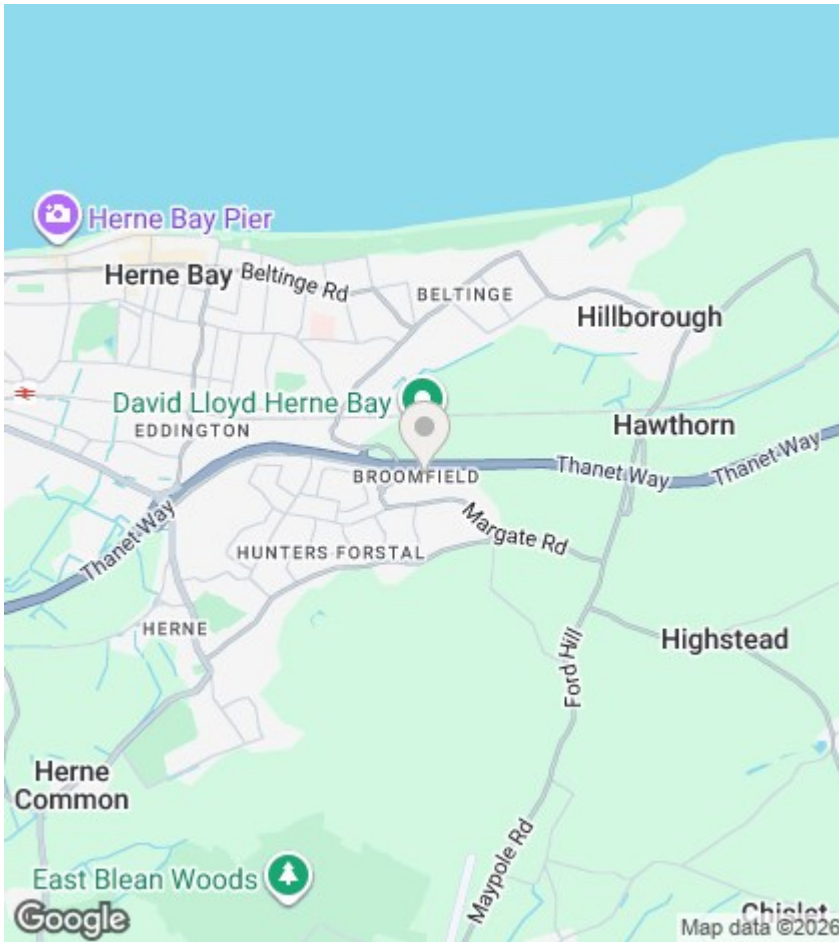
Bedroom Two

12'8 x 8'4

OUTSIDE

Enclosed Rear Garden

Allocated Parking for One Car



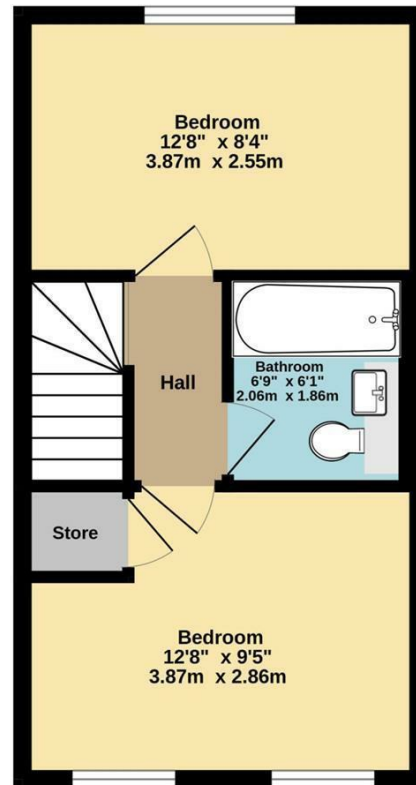
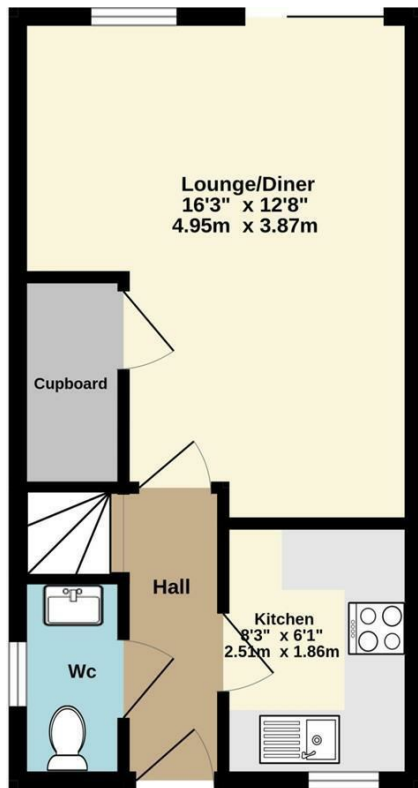
Viewings

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		70	
(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	



TOTAL FLOOR AREA : 622 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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