

# KE



56 Eddington Lane, Herne Bay, Kent, CT6 5TS

£550,000

- 4 bed detached family home
- Double garage with half converted in beauty salon
- Block paved driveway with plenty of off street parking
- Perfect location with schools, amenities all close by
- Private rear garden

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# 56 Eddington Lane, Herne Bay CT6 5TS

Ideally situated in Eddington Lane in the charming coastal town of Herne Bay, this beautifully decorated four-bedroom detached family home offers a perfect blend of comfort and convenience. The property boasts a spacious lounge to the front with a separate kitchen and dining room to the rear which is ideal for family gatherings or entertaining guests, and four well-proportioned bedrooms that provide ample space for a growing family.

One of the standout features of this home is the double garage, which has been partially converted into a beauty salon, presenting a unique opportunity for those seeking to run a business from the comfort of their own home. The remaining garage space offers plenty of room for vehicles or additional storage.

The exterior of the property is equally impressive, featuring a blocked paved driveway that provides generous off-street parking, ensuring that you and your guests will never be short of space.

Location is key, and this home is ideally situated close to local amenities, schools, and the train station, making it perfect for families and commuters alike. With easy access to the Thanet Way, you can enjoy the best of both worlds—tranquillity at home and convenience for your daily travels.

This delightful property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern family home. Don't miss your chance to make this house your new home.



Council Tax Band: E



## **GROUND FLOOR**

**Hallway**

**WC**

**Lounge**

16'0 x 14'2

**Dining Room**

10'7 x 10'7

**Kitchen**

12'2 x 10'7

## **FIRST FLOOR**

**Bedroom 1**

11'9 x 10'6

**Ensuite**

5'4 x 4'9

**Bedroom 2**

9'3 x 10'1

**Bedroom 3**

6'8 x 10'5

**Bedroom 4**

7'2 x 9'3

**Bathroom**

6'3 x 6'9

## **OUTSIDE**

**Salon**

8'2 x 15'6

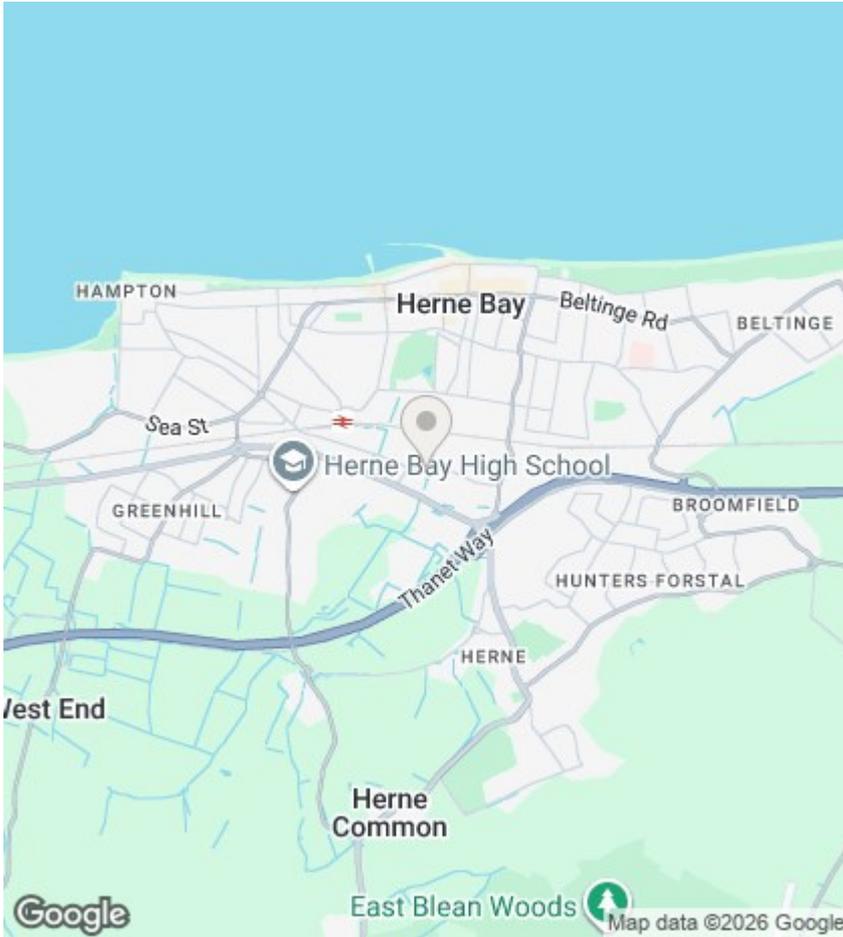
**Garage**

7'6 x 16'2

**Bar**

9'9 x 17'0

**COUNCIL TAX BAND E**



## Viewings

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

## EPC Rating:

D

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>			80
(55-68) <b>D</b>		65	
(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



First Floor