

KE



18 Streetfield, Herne, Herne Bay, CT6 7AT

Offers In Excess Of £325,000

- Located In Herne Village With Excellent Local Schools
- South-west facing garden with cabin, power and internet.
- Under Floor Heating And New Double Glazing
- Impressive Extended Ground Floor Accommodation
- Regular Bus Links Into Herne Bay And Canterbury
- Modern Kitchen And Bathroom

18 Streetfield, Herne Bay CT6 7AT

Situated in the ever-popular village of Herne, within the desirable Streetfield area, this attractive three-bedroom semi-detached home has been extended and updated to provide spacious, versatile accommodation that's perfectly suited to modern family life.

Stepping inside, you're welcomed by an entrance porch leading into a bright hallway. The heart of the home is the impressive open-plan living and dining space, created through a thoughtful extension and offering an ideal setting for everyday family living as well as entertaining guests. French doors open directly onto the rear garden, allowing plenty of natural light to fill the room. At the front of the property, the contemporary fitted kitchen benefits from the added comfort of underfloor heating.

The first floor comprises three well-sized bedrooms, including two generous doubles and a comfortable single, all served by a modern family bathroom, which also features underfloor heating. The property further benefits from a boiler installed within the last two years, while the triple glazing remain under guarantee for approximately five more years.

Outside, the property offers a private driveway providing off-road parking for up to three vehicles. The enclosed rear garden enjoys a sunny south-westerly orientation and offers an excellent degree of privacy, making it a wonderful space to relax throughout the day. Designed with ease of maintenance in mind, it features a spacious paved terrace for outdoor dining and entertaining, alongside an artificial lawn that's perfect for children to play on. A substantial timber cabin, complete with power and internet connectivity, adds valuable extra space and would make an excellent home office, gym, hobby room or studio.



3



1

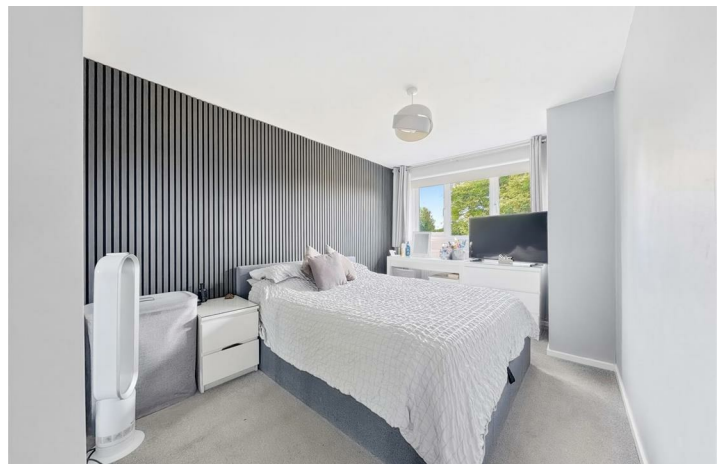


1



C

Council Tax Band: C



GROUND FLOOR

Entrance Porch

Entrance Hall

Kitchen

8'11 x 7'4

Lounge-Diner

25'6 x 14'10

FIRST FLOOR

Bedroom One

12'9 x 8'11

Bedroom Two

11'8 x 8'11

Bedroom Three

10'5 x 5'11

Bathroom

OUTSIDE

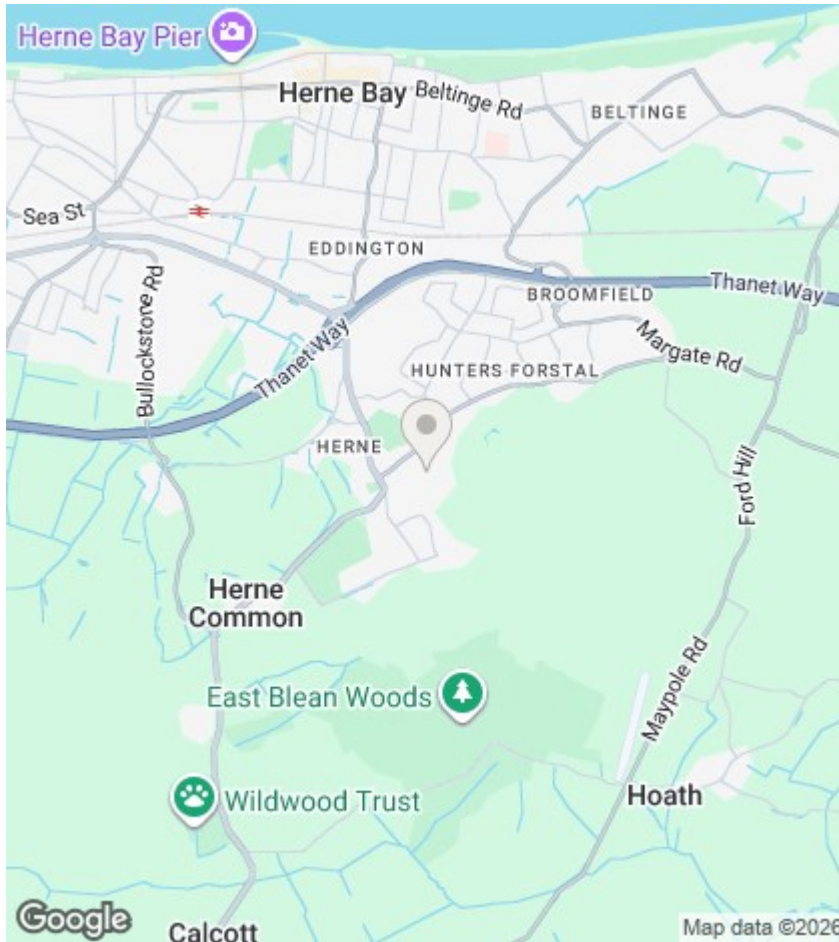
Cabin/Office/Outbuilding

19'11 x 12'

Enclosed Rear Garden

Open Plan Frontage

Driveway With Parking For Three Vehicles



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		86
(69-80) C	74	
(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	

