

KE



61 Pochard Crescent, Herne Bay, CT6 5QD

Offers In Excess Of £400,000

- Garage and Parking
- Potential To Create An Annex To The Existing Ground Floor Extension
- Ideal Family Home
- Quiet cul-de-sac location
- Versatile Accommodation That Lends Itself To Flexible Living
- En-suite plus family bathroom
- Ample Storage

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Tucked away in a quiet cul de sac within the exclusive Stillwater Park; argued to be Herne Bay's finest development, this beautifully presented home enjoys a secluded setting whilst also benefiting from excellent travel links, being a 5 minute drive to the A299 Thanet Way, 8 minute walk to Herne Bay station and only a 5 minute walk to the sought after Herne Bay High School. Stillwater Park enjoys well spaced apart homes and beautifully maintained greens and attractive ponds.

The thoughtfully designed ground-floor side extension benefits from its own private front entrance while remaining seamlessly connected to the main house. It offers a fully wheelchair-accessible layout, centred around a spacious bedroom that could alternatively serve as an additional reception room, complete with an accessible en-suite shower room. Double doors at the rear open directly onto the garden, where a ramp provides step-free access. The entire ground floor has been carefully configured to support independent living for wheelchair users, while maintaining the flexibility to suit a range of lifestyle needs.

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. With some thought, the ground floor could easily be converted into a self contained annex with the addition of a compact fitted kitchen.

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.



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

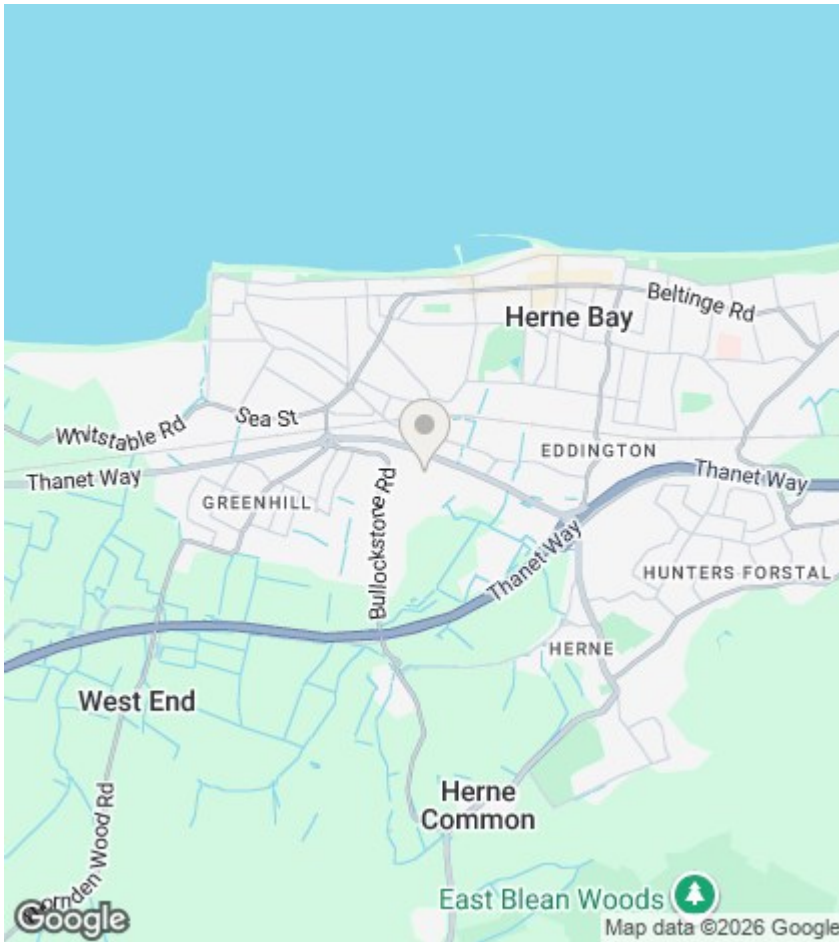
OUTSIDE

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	

